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www.fletcherpoole.com



38 Grange Road
Colwyn Bay
LL29 7RN

Two Bedroom Mid Terrace House Situated Close To Local Amenities

Description

This two bedroom mid terrace house is conveniently located close to local amenities, schools and bus routes of Colwyn Bay. This would make an ideal home for first time buyers. Accommodation comprises of :- living room, kitchen with integrated dishwasher, oven and gas hob, bathroom with bath and shower over which is situated on the ground floor, stairs from kitchen leading you to the two double bedrooms. This property benefits from upvc double glazed windows, gas central heating, boiler under 4 years old and courtyard garden.

- ✓ TWO BEDROOM MID TERRACE HOUSE
- ✓ IDEAL FOR FIRST TIME BUYERS
- ✓ WALKING DISTANCE TO TOWN CENTRE
- ✓ IDEAL LOCATION FOR GOOD LOCAL SCHOOLS

Living Room

3.56m x 3.36m (11'8" x 11'0")



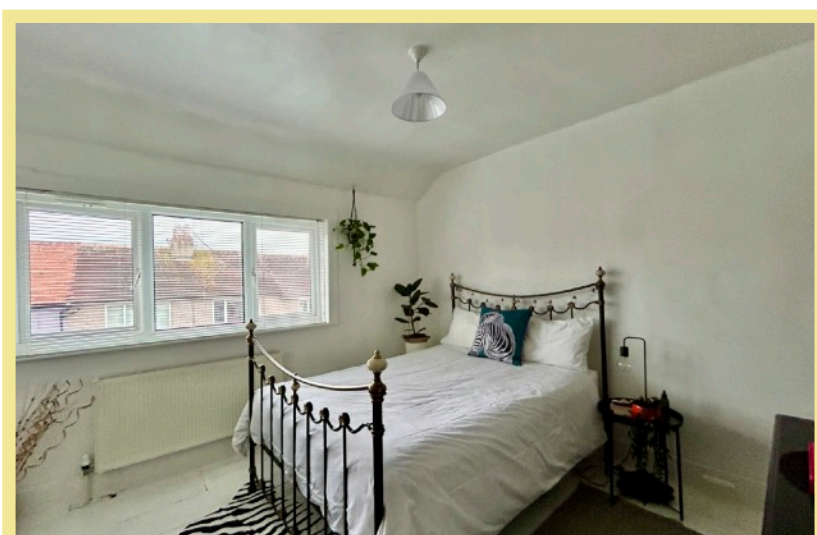
Kitchen

3.54m x 3.41m (11'7" x 11'2")



Bedroom One

3.61m x 3.40m (11'10" x 11'2")



Bedroom Two

2.80m x 3.43m (9'2"x 11'3")

Bathroom

1.93m x 2.16m (6'4" x 7'1")



Lean To

1.11m x 1.92m (3'8" x 6'4")

Location

Situated close to the centre of Colwyn Bay which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond

Directions

From the Rhos On Sea office turn right towards the Promenade, turn right on to the Promenade, continue along turn right by The Toad public house, at the crossroads go straight across, at the mini roundabout turn left onto Conway Road and after St Pauls Church turn right onto Rhiw Road, where Grange Road can be found on the left.

Council Tax Band B

Energy Performance Rating Band "D"

2 Bedroom Mid Terrace House

38 Grange Road
Colwyn Bay
LL29 7RN

£119,500

Reduced From £124,950
Reference Number:RP3808
9/12/24

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

