

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



36 Groes Road  
Colwyn Bay  
LL29 8PU



# Beautifully Presented & Extended Three Bedroom Semi Detached House

## Description

A beautifully presented and extended three bedroom semi detached house situated close to the local shops and amenities of Colwyn Bay. The property has been extended and refurbished by the current owners to include a beautiful high quality kitchen with integrated appliances including an oven, dishwasher, fridge and freezer. There has been a full electrical rewire, new radiators installed and underfloor heating. A viewing is highly recommended to appreciate the presentation throughout and location. The accommodation on the ground floor briefly comprises hallway, sitting room with modern log burner and access to the kitchen which leads into dining/sitting room with folding doors onto the back garden and a large Skylight, a second large lounge with log burner and shower room. To the first floor there are two double bedrooms with fitted wardrobes, single bedroom with fitted wardrobes and family wet room. Outside there is off road parking and access to a garage. The rear garden is laid for easy maintenance with sitting area and far reaching woodland views.

- ✓ BEAUTIFULLY PRESENTED & EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ LARGE DINING/SITTING ROOM WITH BI-FOLD DOORS AND FEATURE ROOF LIGHT
- ✓ OFF ROAD PARKING & GARAGE

## Kitchen

6.00m x 1.80m (19'8" x 5'11")



## Dining/Sitting Room

6.39m x 3.49m (21'0" x 11'6")



## Sitting Room

3.17m x 3.05m (10'5" x 10'0")

## Living Room

4.67m x 3.34m (15'4" x 11'0")



## Shower Room

3.28m x 1.53m (10'9" x 5'0")

## Bedroom One

3.83m x 3.30m (12'7" x 10'10")



## Bedroom Two

3.54m x 3.17m (11'8" x 10'5")

## Bedroom Three

2.70m x 2.02m (8'11" x 6'8")

## Shower Room 2

2.48m x 2.13m (8'2" x 7'0")

## Location

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its larger shops is approximately one mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

## Directions

From the Rhos On Sea office turn right onto the Promenade and continue along, turn right by The Toad public house, at the crossroads continue across, turn left at the mini roundabout onto Conway Road, continue through Colwyn Bay, opposite Eirias Park turn right at the mini roundabout onto Groes Road. Council Tax Band: "D" (provided on [www.voa.gov.uk](http://www.voa.gov.uk)) Energy Performance Rating Band "D"

## 3 Bedroom Semi Detached House

36 Groes Road  
Colwyn Bay  
LL29 8PU

£299,950

Reference Number:RP3816  
18/12/24

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](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		