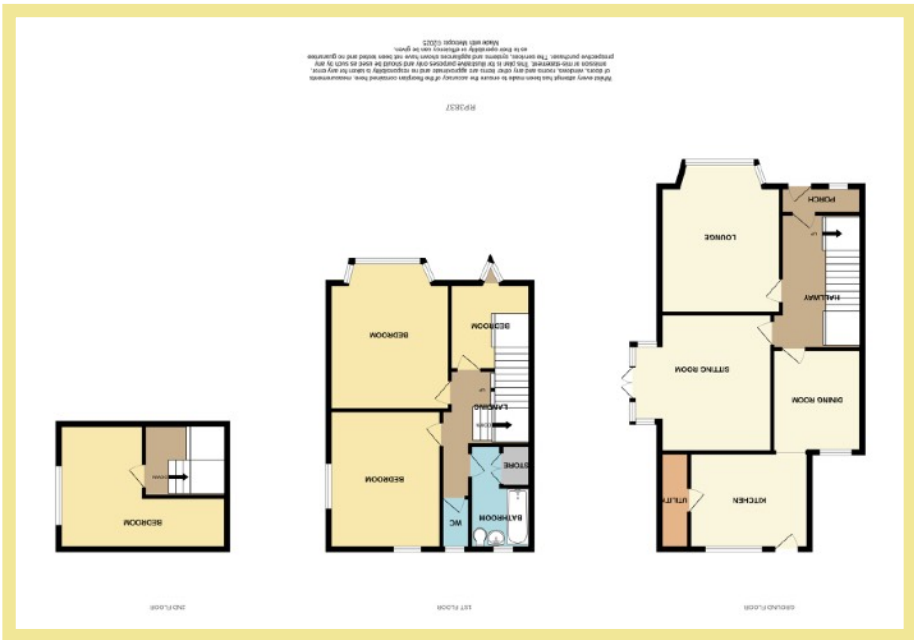


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Fletcher & Poole



8 Windsor Drive
Old Colwyn
LL29 8BB

Spacious & Well Planned Traditional Style Four Bedroom Semi Detached Family Home

Description

A spacious & well planned traditional style four bedroom semi detached family home. Situated in a convenient location in Old Colwyn, walking distance to the local shops, schools and other amenities. Retaining many original features and on a good sized corner plot it has an enclosed wrap around garden with lawned area, decked patio seating area and workshop. The accommodation comprises of:- Porch, hallway, light and spacious lounge, 2nd sitting room currently used as a playroom with French doors out onto the decked patio, dining room, kitchen and utility. To the first floor there are three bedrooms, family bathroom and separate w.c. The second floor has been converted from the loft to create a spacious fourth bedroom with far reaching sea views. Viewing is essential to appreciate the spacious & well planned accommodation and convenient location.

- ✓ SPACIOUS & WELL PLANNED FOUR BEDROOM SEMI DETACHED FAMILY HOME
- ✓ TRADITIONAL IN STYLE AND RETAINING MANY ORIGINAL FEATURES
- ✓ SITUATED ON A GOOD SIZED CORNER PLOT
- ✓ ENCLOSED GARDEN WITH LAWNED AREA, DECKED PATIO SEATING AREA AND WORKSHOP
- ✓ CONVENIENT LOCATION, WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS & OTHER AMENITIES

Lounge

4.48m x 3.60m (14'9" x 11'10")



Sitting Room/Playroom

4.41m x 4.09m (14'6" x 13'5")



Porch

2.41m x 0.81m (7'11" x 2'8")

Hallway

3.99m x 2.39m (13'1" x 7'10")

Dining Room

2.85m x 2.92m (9'4" x 9'7")

Kitchen

3.57m x 2.85m (11'9" x 9'4")



Utility

2.85m x 0.88m (9'4" x 2'11")

Bedroom One

4.52m x 3.34m (14'10" x 11'0")

Bedroom Two

4.11m x 3.62m (13'6" x 11'11")

Bedroom Three

2.39m x 2.23m (7'10"x 7'4")

Bedroom Four

4.87m x 2.85m (16'0" x 9'4")

Bathroom

2.90m x 1.86m (9'6" x 6'2")

W.C.

1.51m x 0.80m (5'0" x 2'8")

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 two 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, continue along the promenade, pass Porth Eirias on the left, turn right towards Old Colwyn, at the roundabout take the third exit onto Holyrood Avenue, Windsor Drive is the second turning on the left hand side.

Council Tax Band: "D" (provided on www.voa.gov.uk)
Energy Performance Rating Band "E"

4 Bedroom
Semi Detached
House

8 Windsor Drive
Old Colwyn
LL29 8BB

£325,000

Reference Number:RP3837
29/01/25

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		