

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 for you.

[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole



44 Birkdale Avenue  
Upper Colwyn Bay  
LL29 6DB

# Immaculately Presented Four Bedroom Detached Family Home Situated In A Sought After Residential Area

4 Bedroom  
Detached House

44 Birkdale Avenue  
Upper Colwyn Bay  
LL29 6DB

£298,000

Reference Number: RP3859  
19/02/2025

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:  
rhoneusea@fletcherpoole.com  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

## Description

This immaculately presented four bedroom detached family home is situated in the sought after residential area of Upper Colwyn Bay. Walking distance to the Pen Y Bryn local junior school and other amenities. The accommodation comprises of:-

Entrance to the side of the property into the hallway, cloakroom, light and spacious L-shaped lounge/diner, kitchen, bedroom four (currently used as an office). Stairs lead to the first floor where there is a further three double bedrooms and family bathroom. To the front there is a resin driveway with ample off road parking, garden laid to lawn and access to the garage.

The private rear garden is enclosed with paved patio seating areas, laid to lawn and an ideal area for outside dining and entertaining especially as in the Summer months it benefits from the sun until the evening. Access to the garage which has a utility area at the rear. Benefitting from UPVC double glazing and gas central heating throughout.

Viewing is essential to appreciate this well planned family home and the sought after location.

- ✓ FOUR BEDROOM DETACHED FAMILY HOME
- ✓ ENCLOSED REAR GARDEN WITH A PATIO SEATING AREA
- ✓ GARAGE WITH UTILITY AREA
- ✓ AMPLE OFF ROAD PARKING ON THE RESIN DRIVEWAY
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA

## Entrance Hall

3.81m x 2.70m (12'6" x 8'11")

## Lounge/Diner

6.15m x 4.80m (20'2" x 15'9")



## Kitchen

3.30m x 2.59m (10'10" x 8'6")

## Cloakroom

1.49m x 1.19m (4'11" x 3'11")

## Bedroom Four

3.10m x 2.71m (10'2" x 8'11")

## Bedroom One

3.62m x 3.29m (11'11" x 10'10")



## Bedroom Two

3.10m x 2.83m (10'2" x 9'4")

## Bedroom Three

2.62m x 3.10m (8'7" x 10'2")

## Bathroom

2.67m x 1.39m (8'9" x 4'7")



## Garage/Utility

4.78m x 2.76m (15'8" x 9'1")

## Location

Located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school and shops, Colwyn Bay has a variety of shops and amenities and the A55 dual carriageway is approximately 1.5 miles distant.

## Directions

From our Rhos On Sea office turn right onto the Promenade and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout and crossing over the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo. At the top of the hill turn right, take the first left turn onto Troon Way, take the third left onto Birkdale Avenue.

Council Tax Band: "E" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band "C"

