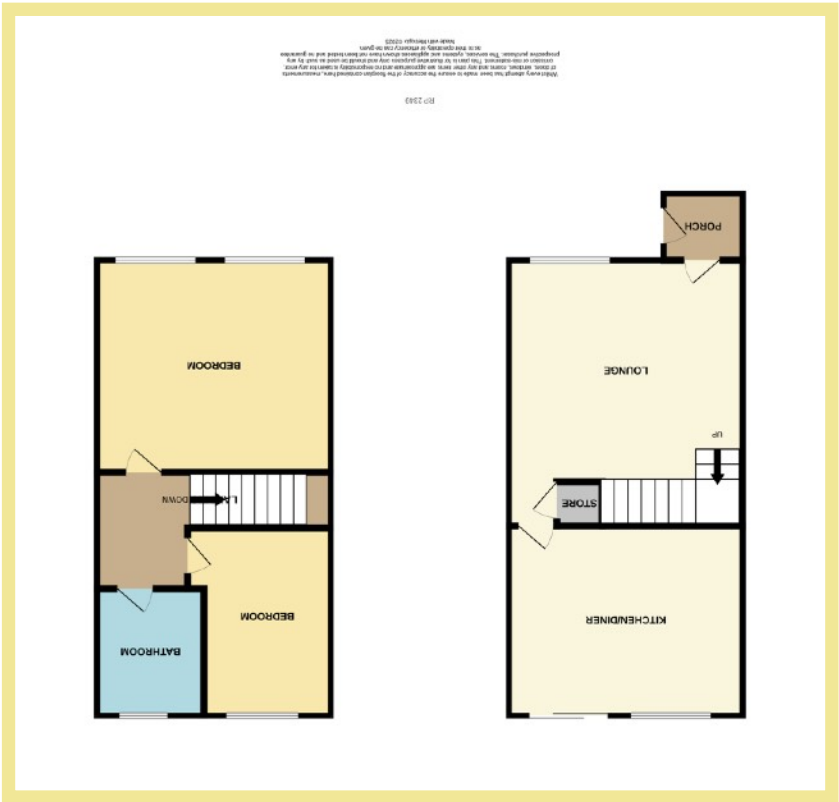


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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



3 Parc Bryn Awelon
Old Colwyn
LL29 9YP

Two Bedroom Mid Terrace House Situated In A Cul De Sac Location

Description

This two bedroom mid terrace house is situated in a cul de sac location, close to the amenities of Old Colwyn, local schools and transport links. In the last two years the property has had all new electrics, a new boiler and a new bathroom. The property benefits from off road parking to the front and enclosed rear garden. It would be ideal for a first time buyer. The well planned accommodation comprises porch, large lounge, kitchen/diner with access to the garden, two bedrooms, the master with sea views and bathroom. There is upvc double glazing and gas central heating.

- ✓ TWO BEDROOM MID TERRACE HOUSE
- ✓ SITUATED IN A CUL DE SAC LOCATION
- ✓ OFF ROAD PARKING & REAR GARDEN
- ✓ IDEAL FOR FIRST TIME BUYER

Lounge

4.56m x 3.90m (15'0" x 12'10")



Kitchen/Diner

3.93m x 3.10m (12'11" x 10'2")



Bedroom One

3.91m x 3.56m (12'10"x 11'8")



Bedroom Two

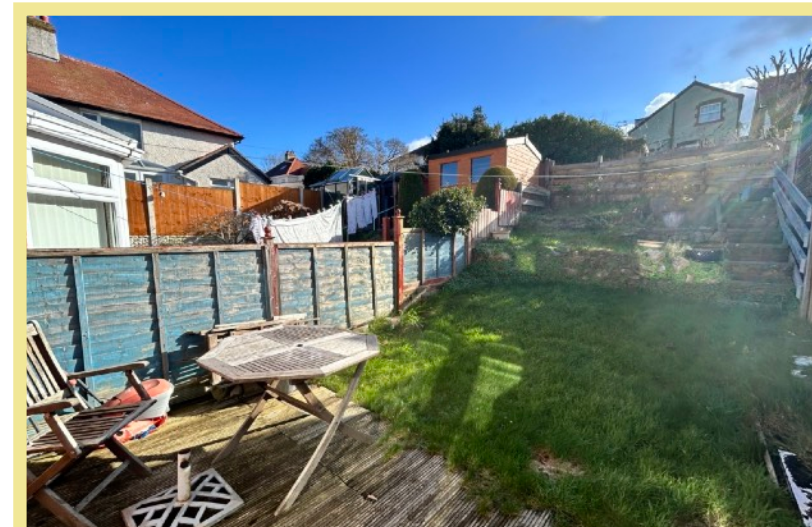
3.14m x 2.71m (10'4" x 8'11")

Bathroom

2.13m x 1.79m (7'0" x 5'10")



Outside



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 towards the Promenade, turn right onto the Promenade, follow this road down the Promenade, turn right signposted Old Colwyn and Colwyn Bay, turn left at the roundabout onto Abergele Road, continue through Old Colwyn, pass Aldi on the right, turn right onto LLysfaen Road, left onto Penrhos Avenue, left onto Parc Bryn Awelon.

Council Tax Band: "C" (provided on www.voa.gov.uk)

Energy Performance Rating Band "C"

2 Bedroom
Mid Terrace
House

3 Parc Bryn Awelon
Old Colwyn
LL29 9YP

£139,950

Reference Number:RP2349
3/03/25

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

