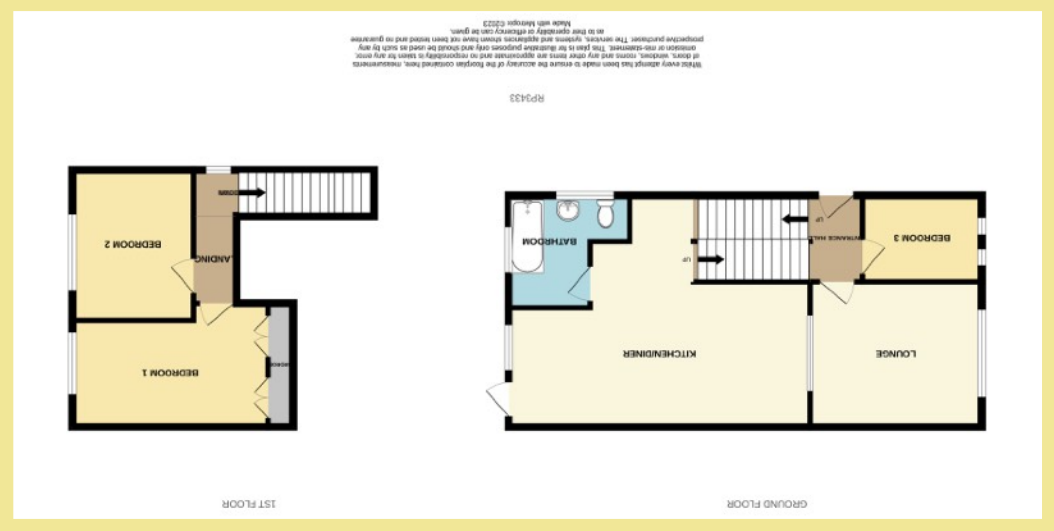


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



15 Rhiw Grange
Colwyn Bay
LL29 7TT

Three Bedroom Split Level Semi Detached House

Situated Close To Local Amenities

Description

This three bedroom split level semi detached house is situated in Colwyn Bay, close to the local shops, schools, amenities and transport links. The property comprises of entrance hallway, lounge, third bedroom/office, stairs lead down to the bathroom and kitchen/diner with door onto the paved backyard with shed and steps down to the garage. From the hallway stairs lead up to the master bedroom with fitted wardrobes and second bedroom. To the front of the property is a paved garden. The property benefits from UPVC double glazing and central heating.

- ✓ THREE BEDROOM SPLIT LEVEL SEMI DETACHED HOUSE
- ✓ SITUATED CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES
- ✓ QUIET CUL-DE-SAC
- ✓ GARAGE
- ✓ NO CHAIN

Lounge

3.80m x 3.22m (12'6" x 10'7")



Kitchen/Diner

4.91m x 4.41m (16'1" x 14'6")



Bedroom Two

2.97m x 2.73m (9'9" x 9'0")

Bedroom Three/Office

2.66m x 1.93m (8'9" x 6'4")

Bedroom One

4.36m x 3.46m (14'4" x 11'4")



Bathroom

2.71m x 2.52m (8'11" x 8'3")



Garage

Location

The property is 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 our Rhos On Sea office turn right onto the Promenade, continue along turning right by The Toad Public House, at the crossroads go straight across, at the mini roundabout turn left onto Abergele Road, continue along, turn right onto Rhiw Road, continue to the top where Rhiw Grange can be found on the left hand side.

Council Tax Band C

Energy Performance Rating Band "D"

3 Bedroom
Semi Detached
House

15 Rhiw Grange
Colwyn Bay
LL29 7TT

£149,950

Reference Number:RP3433
30/11/23

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		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		