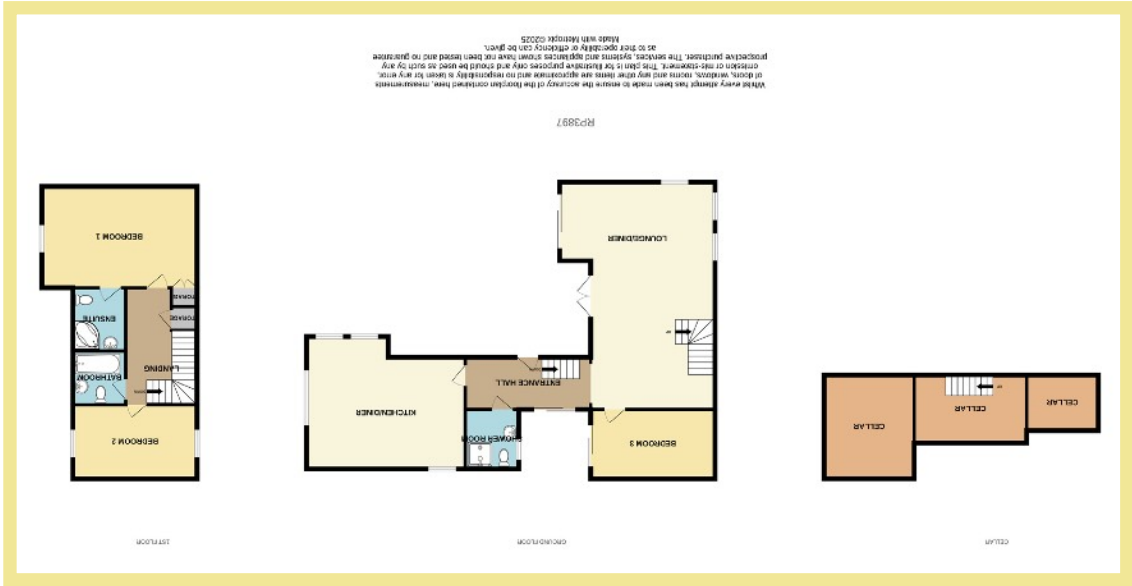


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 Queens Avenue
Colwyn Bay
LL29 7BE

THREE BEDROOM INDIVIDUALLY DESIGNED DETACHED HOUSE IN A HIGHLY DESIRABLE CONSERVATION AREA WITH A WEALTH OF POTENTIAL FOR RENOVATION

Description

This three bedroom individually designed detached house is situated in the highly desirable conservation area of Colwyn Bay near Rydal Penrhos school. Walking distance to the local shops, schools, cafes, promenade & beach. The property is in need of renovation and offers a great opportunity to any potential purchaser. Set back from the road on a private, gated plot with driveway and substantial off road parking. At the front there is a courtyard garden with paved patio seating area, ornamental pond, garden shed and a metal garage/storage unit. Entrance to the property into the hallway, large kitchen/ diner, shower room, ground floor bedroom with sliding doors onto a small inner courtyard, expansive lounge/ diner with both French doors and sliding patio doors out onto the courtyard garden area. Stairs lead up to the first floor where there is the master bedroom with ensuite bathroom, 3rd bedroom and bathroom. There are various cellar rooms with access from the ground floor. Viewing is highly recommended to appreciate the potential and sought after location this property has to offer.

- ✓ THREE BEDROOM DETACHED HOUSE ON A PRIVATE, GATED PLOT
- ✓ INDIVIDUALLY DESIGNED
- ✓ SITUATED IN A HIGHLY DESIRABLE CONSERVATION AREA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH
- ✓ LARGE DRIVEWAY WITH SUBSTANTIAL OFF ROAD PARKING
- ✓ IN NEED OF RENOVATION-WITH A WEALTH OF POTENTIAL
- ✓ COURTYARD GARDEN AREA WITH ORNAMENTAL POND, GARDEN SHED
- ✓ 18 FOOT METAL GARAGE/STORAGE UNIT
- ✓ CELLAR ROOMS
- ✓ NO CHAIN

Lounge/Diner

8.30m x 5.72m (27'3" x 18'9")



Bedroom Two

4.50m x 2.53m (14'9" x 8'4")

Shower Room

1.99m x 1.95m (6'7" x 6'5")

Kitchen/Diner

5.82m x 5.01m (19'1" x 16'5")



Master Bedroom

5.76m x 3.74m (18'11" x 12'3")



Ensuite

2.31m x 1.96m (7'7" x 6'5")

Bedroom Three

4.43m x 2.67m (14'7" x 8'9")

Bathroom

1.94m x 1.94m (6'5" x 6'5")

Cellar Rooms

3.80m X 3.30m (12'6" x 10'10")
4.10m X 2.50m (13'6" x 8'2")
2.60m X 2.00m (8'7" x 6'7")

Location

Situated nearby to a conservation area, 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 the Rhos On Sea office turn right onto the promenade, continue along turning right by the Toad Public House, go straight across at the crossroads, at the mini roundabout continue straight across onto Pwllcrochan Avenue, continue up the hill turn left onto Combermere Road, turn right onto Queens Drive and left onto Queens Avenue.
Council Tax Band TBC
Energy Performance Rating Band D

3 Bedroom Detached House

3 Queens Avenue
Colwyn Bay
LL29 7BE

£319,950

Reduced From £350,000
Reference Number:RP3897
25/03/25

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

