



40 Kensington Avenue
Old Colwyn
LL29 9ST

Spacious Four Bedroom Semi Detached House Situated Close To Local Shops, Schools & Amenities

Description

This spacious four bedroom semi detached house is situated close to the local shops, schools, and amenities of Old Colwyn. Retaining many original features the accommodation in brief comprises of:- Entrance porch, hallway with stained glass windows and understairs storage, spacious lounge with bay window, second lounge/sitting room, dining room with opening onto kitchen, rear porch leading to WC, utility room and storage. To the first floor there are three double bedrooms, a single bedroom and family bathroom. To the rear of the property there is an enclosed, private rear garden, laid to lawn with well established plants, green house and patio seating area. To the front of the property is a driveway with ample off road parking and access to back garden. The property benefits from gas central heating and UPVC double glazing. Viewing is essential to appreciate the spacious accommodation and location.

- ✓ SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER AREA CLOSE TO THE PROMENADE, SCHOOLS & LOCAL AMENITIES
- ✓ ENCLOSED PRIVATE REAR GARDEN
- ✓ OFF ROAD PARKING

Living Room

4.10m x 2.96m (13'6" x 9'9")



Kitchen

3.71m x 3.09m (12'2" x 10'2")

Living Room/Sitting Room

3.90m x 3.63m (12'10" x 11'11")



Dining Room

3.59m x 3.16m (11'10" x 10'5")

W.C.

1.38m x 0.72m (4'6" x 2'5")

Utility Room

1.80m x 1.45m (5'11" x 4'9")

Bedroom One

4.10m x 3.71m (13'6" x 12'2")



Bedroom Two

4.28m x 3.31m (14'1" x 10'11")



Bedroom Three

3.81m x 3.19m (12'6" x 10'6")

Bedroom Four

3.65m x 3.02m (12'0" x 9'11")

Bathroom

3.18m x 2.80m (10'5" x 9'2")

Location

Situated 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 this road passing Porth Eirias on the left, bear right signposted Old Colwyn continue to the top of the road to the roundabout, turn left onto Abergele Road, turn left onto Albert Road opposite the garage, turn left onto Kensington Avenue.

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

Energy Performance Rating Band D

4 Bedroom
Semi Detached House

40 Kensington
Avenue
Old Colwyn
LL29 9ST

£264,950

Reference Number:RP3912
31/03/25

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

