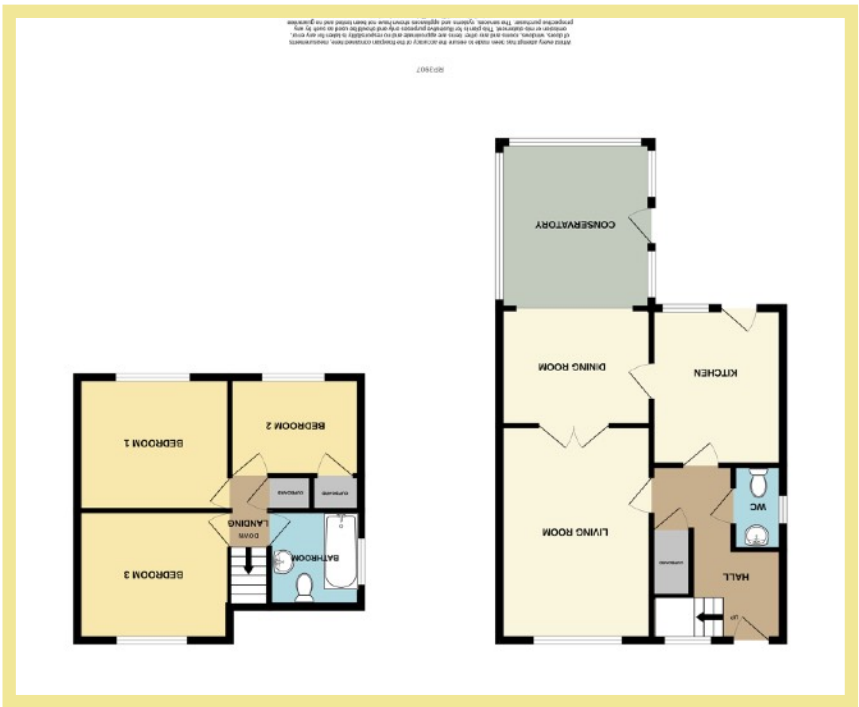


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



1 Troon Close
Upper Colwyn Bay
LL29 6AR

Three Bedroom Semi Detached House Situated In A Sought After Residential Area

Description

This three bedroom semi detached house has been partially renovated leaving the potential purchaser to add their own finishing touches. Situated in the sought after residential area of Upper Colwyn Bay, within walking distance to the local school, shop and popular public house and a short drive from Colwyn Bay for further shops, supermarkets, schools, promenade & beach. The property benefits from gas central heating and UPVC double glazing throughout. Comprising of:- Entrance hallway, cloakroom, understairs storage, spacious lounge with French doors into the dining room, kitchen and large conservatory. Stairs lead to the first floor where there are three double bedrooms and a family bathroom. More storage on the landing and in one of the bedrooms. Outside to the front is substantial off road parking, lawned garden and access to the detached garage. To the rear is an enclosed garden also laid to lawn with direct access out from the conservatory and kitchen. Viewing is highly recommended to appreciate the potential of the accommodation on offer and convenient location.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ PARTLY RENOVATED
- ✓ SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL LOCATION
- ✓ OFF ROAD PARKING & GARAGE
- ✓ ENCLOSED REAR GARDEN
- ✓ LARGE CONSERVATORY
- ✓ NO CHAIN

Lounge

4.85m x 3.30m (15'11" x 10'10")



Kitchen

3.61m x 2.79m (11'10" x 9'2")



Dining Room

3.30m x 2.54m (10'10" x 8'4")

Conservatory

3.81m x 2.86m (12'6" x 9'5")



Cloakroom

1.88m x 0.81m (6'2" x 2'8")

Bedroom One

3.29m x 2.98m (10'10" x 9'9")

Bedroom Two

2.82m x 2.13m (9'3" x 7'0")

Bedroom Three

3.28m x 2.80m (10'9" x 9'2")

Bathroom

2.03m x 1.86m (6'8" x 6'2")

Garage

4.93m x 2.45m (16'2" x 8'1")

Location

Located in the Upper Colwyn Bay location 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 towards the Promenade, 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 bear right onto Pen Y Bryn Road, turn left onto Troon Way where Troon Close can be found on the left hand side.

Council Tax Band: "D"

Energy Performance Rating Band "D"

3 Bedroom
Semi Detached
House

1 Troon Close
Upper Colwyn Bay
LL29 6AR

£225,000

NO CHAIN

Reference Number:RP3907
1/04/25

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

