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Fletcher & Poole



GROUND FLOOR



11 Withington Avenue
Old Colwyn
LL29 9NG

Two Bedroom Detached Bungalow Situated In A Cul De Sac Close To Amenities

Description

This two bedroom detached bungalow is situated in a cul de sac, close to the amenities of Old Colwyn and a short walk to the promenade. The good size accommodation is in need of updating but has amazing potential and in fact the kitchen/diner has been updated within the last two years. There is ample off road parking to the front of the property with access to a garage and a garden with a variety of well established plants and shrubs. The enclosed rear garden is mainly laid to lawn with a decked seating area and storage shed. The accommodation comprises of porch, hallway with built in storage, light and spacious lounge with a large bay window and distant sea views, kitchen/diner with a modern kitchen and integrated oven and hob, two bedrooms and a good size bathroom. From the hallway there is access to a loft via a pull down ladder. There is UPVC double glazing and gas central heating.

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ GOOD SIZE ACCOMMODATION WITH AMAZING POTENTIAL
- ✓ SITUATED IN A CUL DE SAC CLOSE TO AMENITIES
- ✓ AMPLE OFF ROAD PARKING, GARAGE, GARDEN TO FRONT AND REAR
- ✓ NO CHAIN

Lounge

5.63m x 4.46m (18'6" x 14'8")



Kitchen/Diner

6.58m x 3.12m (21'7" x 10'3")



Bedroom One

4.08m x 3.78m (13'5" x 12'5")



Bedroom Two

3.62m x 2.70m (11'11" x 8'11")

Bathroom

2.76m x 2.07m (9'1" x 6'10")



Garage

5.31m x 2.65m (17'5" x 8'9")

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 one 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 towards the Promenade, turn right onto the Promenade, follow this road down the Promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, turn left onto Abergele Road, continue through Old Colwyn, after Aldi turn right onto Bodelwyddan Avenue, first right onto Watkin Avenue and Withington Avenue is the first right.

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

Energy Performance Rating Band D

2 Bedroom
Detached
Bungalow

11 Withington Avenue
Old Colwyn
LL29 9NG

£249,950

NO CHAIN

Reference Number:RP3917
3/04/25

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:

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

