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www.fletcherpoole.com

Fletcher & Poole



21 Groes Road  
Colwyn Bay  
LL29 8RA



# Three Bedroom Detached Bungalow Situated Close To Amenities

## Description

This three bedroom detached bungalow is situated close to the amenities of Colwyn Bay and with easy access to the local bus route and all transport links. The well maintained property has had a new roof just over two years ago and occupies a good size plot with ample off road parking and a resin driveway, detached garage with a new roof and door and south facing rear garden which is part paved and laid for easy maintenance with decorative stone. The accommodation comprises of hallway, good size lounge to the front aspect, kitchen/diner, conservatory overlooking the garden, three bedrooms, wet room and separate w.c. Viewing is recommended to appreciate the size and layout of the rooms. There is gas central heating and UPVC double glazing.

- ✓ THREE BEDROOM DETACHED BUNGALOW
- ✓ WELL MAINTAINED PROPERTY OCCUPYING GOOD SIZE PLOT
- ✓ AMPLE OFF ROAD PARKING, GARAGE AND SOUTH FACING GARDEN LAID FOR EASY MAINTENANCE
- ✓ SITUATED CLOSE TO AMENITIES AND TRANSPORT LINKS
- ✓ NO CHAIN

## Lounge

4.08m x 3.62m (13'5" x 11'11")



## Kitchen/Diner

4.09m x 2.88m (13'5" x 9'6")



## Conservatory

3.80m x 2.06m (12'6" x 6'9")

## Bedroom One

2.99m x 2.97m (9'10" x 9'9")



## Bedroom Two

3.05m x 2.88m (10'0" x 9'6") With fitted wardrobes

## Bedroom Three

3.60m x 2.21m (11'10" x 7'3")

## Wet Room

1.77m x 1.46m (5'10" x 4'10")



## W.C.

1.76m x 0.71m (5'9" x 2'4")

## Location

Situated Close to the centre of Colwyn Bay which has a variety of local shops and amenities. 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 and continue along, turn right by The Toad public house, at the crossroads continue across, turn left at the mini roundabout onto Conway Road, continue through Colwyn Bay, opposite Eirias Park turn right at the mini roundabout onto Groes Road.

Council Tax Band: "D" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band "C"

## 3 Bedroom Detached Bungalow

21 Groes Road  
Colwyn Bay  
LL29 8RA

£234,950

NO CHAIN

Reference Number:RP3809  
11/12/24

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](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

