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www.fletcherpoole.com



18 Kensington Avenue  
Old Colwyn  
LL29 9SS

# Traditional Three Bedroom Semi Detached Family Home Situated In A Convenient Location, Walking Distance To The Local Shops, Schools, Promenade & Beach

**Description**

This traditional three bedroom semi detached family home is situated in a convenient location. Walking distance to the local shops, schools, promenade & beach. A short drive to Colwyn Bay & Rhos on Sea. Retaining many original features, including stained glass windows, high ceilings and coving. Comprising of:- Entrance porch, hallway, light & spacious lounge with stained glass bay window and feature fireplace, dining room, kitchen with door to enclosed rear courtyard. Stairs lead to the first floor where there are three bedrooms, one with a range of fitted wardrobes and family bathroom with a shower and free standing bath. To the rear of the property there is an enclosed courtyard, paved with patio seating area, garden shed and utility room/garden store. The front of the property is walled with metal gates and paving for low maintenance. Benefitting from gas central heating and UPVC double glazed windows throughout. Viewing is essential to appreciate this traditional family home & convenient location.

- ✓ TRADITIONAL THREE BEDROOM SEMI DETACHED FAMILY HOME
- ✓ RETAINING MANY ORIGINAL FEATURES
- ✓ WALKING DISTANCE TO LOCAL SHOPS, SCHOOLS,PROMENADE & BEACH
- ✓ ENCLOSED REAR COURTYARD
- ✓ OUTSIDE UTILITY/GARDEN STORE

**Porch**

2.11m x 1.47m (6’11” x 4’10”)

**Lounge**

4.09m x 4.00m (13’5” x 13’2”)



**Kitchen**

3.33m x 2.30m (10’11” x 7’7”)



**Dining Room**

4.33m x 3.29m (14’3” x 10’10”)

**Bedroom One**

4.33m x 3.30m (14’3” x 10’10”)



**Bedroom Two**

4.10m x 2.77m (13’6” x 9’1”)

**Bedroom Three**

3.11m x 2.33m (10’3” x 7’8”)

**Bathroom**

2.35m x 2.30m (7’9” x 7’7”)



**Outside Utility/Garden Store**

4.11m x 1.60m (13’6” x 5’3”)

**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: "C" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band C

3 Bedroom  
Semi Detached House

18 Kensington  
Avenue  
Old Colwyn  
LL29 9SS

£239,950

Reference Number:RP3949  
30/04/25

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

