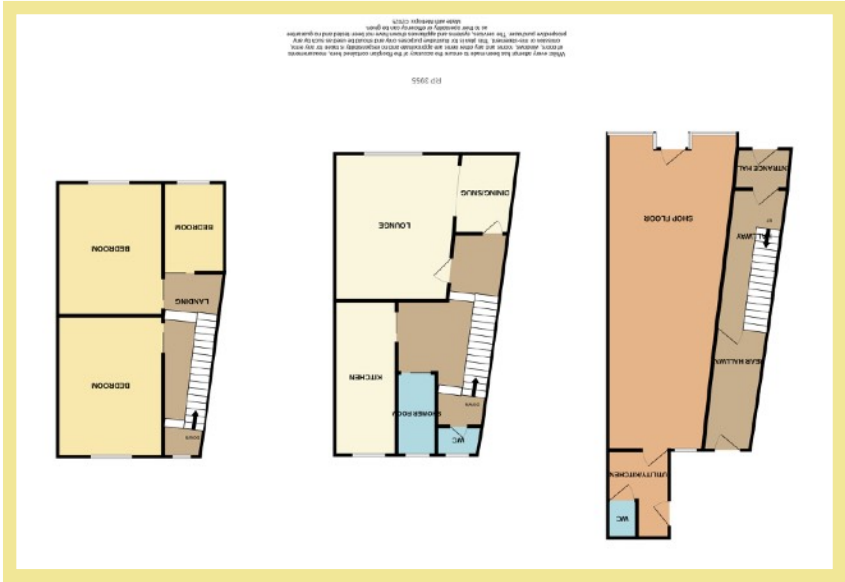


www.fletcherpoole.com

We endeavour 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 travelling some distance to view the property.

Fletcher & Poole



46 Sea View Road  
Colwyn Bay  
LL29 8DG



# Deceptively Spacious Three Bedroom Maisonette With Retail Premises Situated In A Prime Location

## Description

This three bedroom maisonette with retail premises on the ground floor is situated in a prime location in the centre of Colwyn Bay. The deceptively spacious accommodation holds a wealth of potential and the shop has been used as a hair salon in the past. The retail premises comprises of a large shop floor, a utility/kitchen and a W.C. There is also access to a backyard. The maisonette has it's own private entrance with stairs leading to the accommodation which on the first floor comprises of lounge opening onto a dining area/snug, kitchen, shower room and W.C. To the second floor there are three bedrooms. It is electric heating and UPVC double glazing.

- ✓ THREE BEDROOM MAISONETTE WITH RETAIL PREMISES
- ✓ PRIME LOCATION IN THE CENTRE OF COLWYN BAY
- ✓ DECEPTIVELY SPACIOUS ACCOMMODATION WITH A WEALTH OF POTENTIAL
- ✓ NO CHAIN

## Maisonette Lounge

4.49m x 3.66m (14'9" x 12'0") Maximum



## Dining Area/Snug

3.13m x 2.40m (10'3" x 7'11") Maximum

## Kitchen

4.25m x 1.84m (14'0" x 6'1")



## Shower Room

2.49m x 1.23m (8'2" x 4'0")

## W.C.

1.22m x 1.12m (4'0" x 3'8")

## Bedroom One

3.99m x 3.64m (13'1" x 11'11") Maximum

## Bedroom Two

4.37m x 3.44m (14'4" x 11'4") Maximum

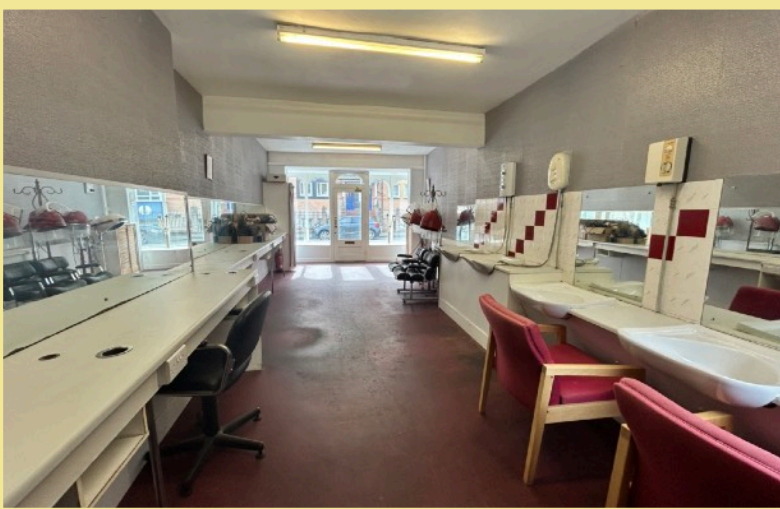
## Bedroom Three

2.76m x 2.03m (9'1" x 6'8") Maximum

## Retail Premises

## Shop Floor

9.23m x 3.98m (30'4" x 13'1") Maximum



## Utility/Kitchen

2.70m x 2.04m (8'11" x 6'8") Maximum

## W.C.

1.14m x 0.90m (3'9" x 3'0")

## Location

Situated close to the centre of Colwyn Bay which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

## Directions

From the Rhos On Sea office turn right towards the Promenade, turn right on to the Promenade, continue along turn right by The Toad public house, at the crossroads go straight across, at the mini roundabout turn left onto Conway Road and opposite St Pauls Church turn left onto Sea View Road where No 46 can be found on the left.

Council Tax Band A

Energy Performance Rating Band F

3 Bedroom  
Maisonette With  
Retail Premises

46 Sea View Road  
Colwyn Bay  
LL29 8DG

£149,950

NO CHAIN

Reference Number:RP3955

6/05/25

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

