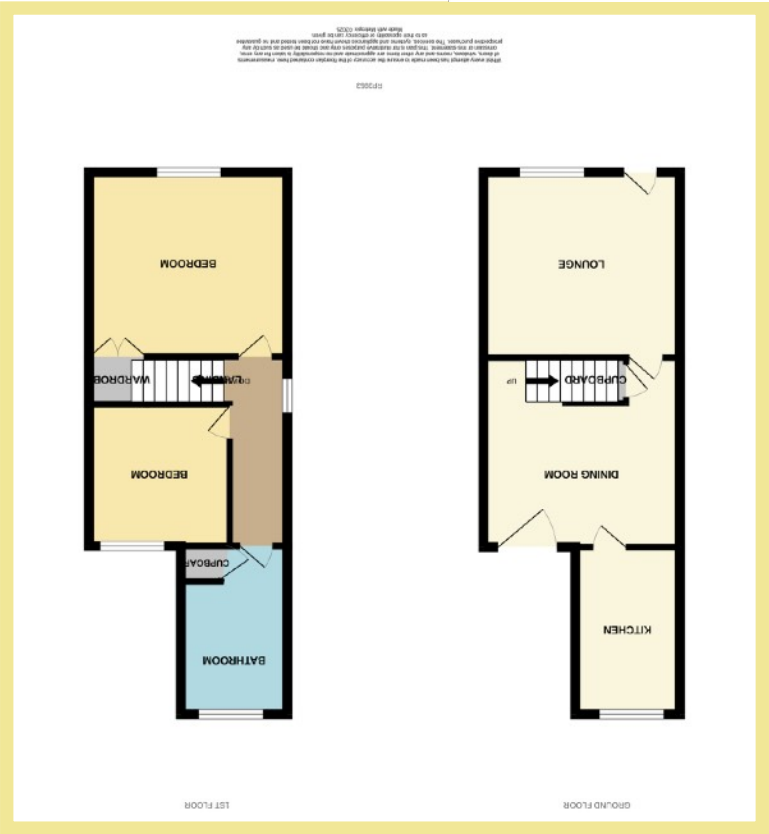


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



6 Bryn Teg Avenue  
Old Colwyn  
LL29 9TP



# Well Presented Two Bedroom End Terrace House

## Situated Close To Local Amenities

### Description

A well-presented two-bedroom end of terrace house situated close to the local amenities of Old Colwyn. The property has been refurbished by the current owner in recent years to include internally, new modern fitted kitchen, new back door with internal blinds, redecorated and carpets throughout, externally the back garden has been landscaped with new fenced borders, laid to artificial lawn, with a raised decked barbecue area. The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate, the new modern fitted kitchen, landscaped garden and location to local amenities.

The accommodation on the ground floor briefly comprises, a good-sized light lounge with a fireplace which leads through into a dining room, a new modern fitted gloss kitchen with integrated electric oven, gas hob with extractor fan above, integrated fridge and space for freezer, 1 ½ stainless steel sink with oak effect worktops and splashbacks. Upstairs there is a landing with a window to the side aspect, a large double bedroom to the front aspect with a built-in wardrobe, a second smaller double bedroom to the rear, with a good-sized bathroom with separate shower and bath and an airing cupboard which houses the combination boiler.

The back garden is landscaped with a raised decked barbecue area and benefits from an outside tap and UPVC garden store box, with a rear gate for access.

- ✓ WELL PRESENTED TWO BEDROOM END OF TERRACE HOUSE
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ NEW MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- ✓ VIEWING HIGHLY RECOMMENDED
- ✓ LANDSCAPED LOW MAINTENANCE REAR GARDEN

### Lounge

12'11" x 10'11" (3.94m x 3.32m)



### Dining Room

13'1" x 13'1" (3.99m x 3.99m)

### Kitchen

10'10" x 7'2" (3.30m x 2.18m)



### Bedroom One

13'0" x 10'11" (3.96m x 3.32m)



### Bedroom Two

11'11" x 10'0" (3.63m x 3.05m)

### Bathroom

10'11" x 7'2" (3.32m x 2.18m)

### Location

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. Eirias Park is close by and the beach is only 0.5 miles away. 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, follow the road past Porth Eirias, turn right towards Old Colwyn, at the roundabout take the second exit onto LLanelian Road, take the first right onto Bryn Teg Avenue.

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

Energy Performance Rating Band D

### 2 Bedroom End Terrace House

6 Bryn Teg Avenue  
Old Colwyn  
LL29 9TP

£169,950

Reference Number:RP3953  
2/05/25

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

