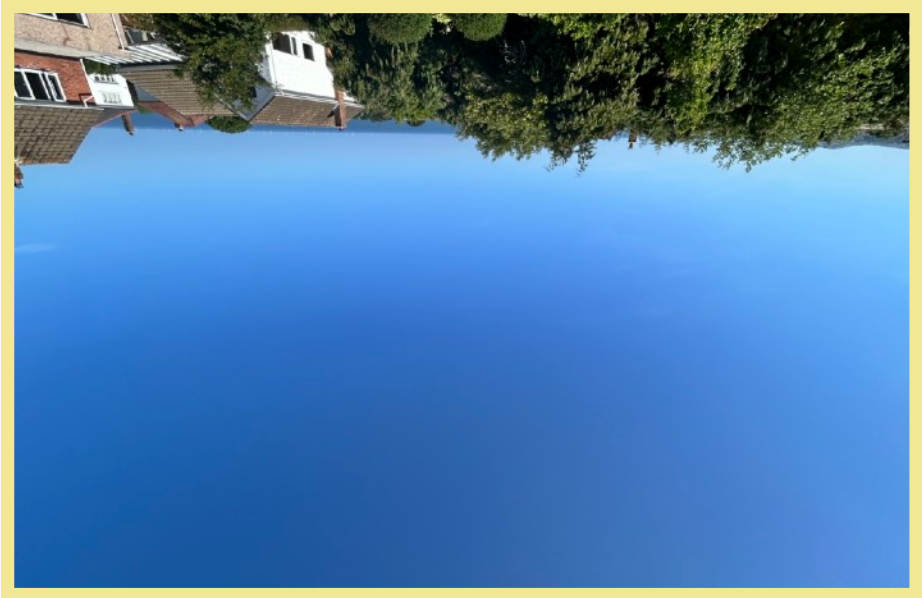


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



32 Bryn Avenue
Old Colwyn
LL29 8AH

SPACIOUS TWO BEDROOM SEMI DETACHED HOUSE WITH A WEALTH OF POTENTIAL IN A CONVENIENT LOCATION

Description

This spacious two bedroom semi detached house has a wealth of potential. Situated in a convenient location walking distance to the shops, schools, promenade & beach between Old Colwyn & Colwyn Bay. A short drive to Rhos on Sea & Llandudno. The property comprises of:-
Enclosed entrance porch, hallway with storage, spacious lounge, dining room with saloon doors into the kitchen and access to the garden at the rear. Stairs lead from the hallway to the 1st floor where there are two double bedrooms both with fitted wardrobes and a bathroom.
To the rear the garden is enclosed, paved for low maintenance with greenhouse and garden shed with a gate giving access to the garage and driveway at the side of the property. The front garden is flagged with well established palms, plants & shrubs with substantial off road parking on the driveway. Benefitting from UPVC double glazed windows and gas central heating throughout.
Viewing is essential to appreciate the wealth of potential & convenient location this property has to offer.

- ✓ TWO BEDROOM SEMI-DETACHED HOUSE WITH A WEALTH OF POTENTIAL
- ✓ CONVENIENT LOCATION-WALKING DISTANCE TO THE SHOPS, SCHOOLS, PROMENADE & BEACH
- ✓ SUBSTANTIAL OFF ROAD PARKING
- ✓ DETACHED GARAGE
- ✓ ENCLOSED LOW MAINTENANCE REAR GARDEN
- ✓ NO CHAIN

Lounge

4.84m x 4.53m (15'11" x 14'11")



Kitchen

4.23m x 3.02m (13'11" x 9'11")



Porch

2.35m x 2.04m (7'9" x 6'8")

Hallway

5.49m x 1.93m (18'0" x 6'4")

Dining Room

5.57m x 3.01m (18'3" x 9'11")



Bedroom One

4.53m x 3.82m (14'11" x 12'6")

Bedroom Two

3.95m x 3.02m (13'0" x 9'11")

Bathroom

2.03m x 1.95m (6'8" x 6'5")

Garage

5.16m x 2.38m (16'11" x 7'10")

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 right onto the Promenade and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout and join the A55 in the direction of Chester leave the A55 at the second junction signposted Old Colwyn and turn right at the end of the slip road and proceed to the roundabout, take the fourth exit onto Abergele Road, take the second left onto Bryn Avenue.

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

Energy Performance Rating Band D

2 Bedroom
Semi Detached
House

32 Bryn Avenue
Old Colwyn
LL29 8AH

£214,950

Reduced From £229,950
Reference Number:RP3967
16/05/25

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
web: www.fletcherpoole.com

