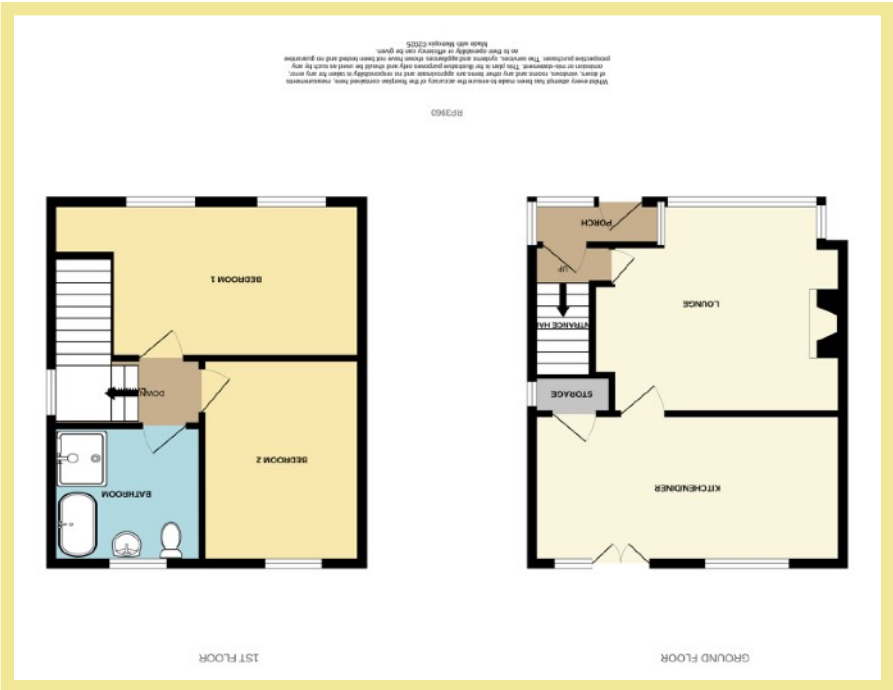


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so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



19 Berth Y Glyd Road
Old Colwyn
LL29 9HT

Two Bedroom Semi Detached House Situated In An Elevated Position On The Outskirts Of Old Colwyn With Stunning Far Reaching Views of The Coastline

Description

This lovely two bedroom semi detached house is situated in an elevated position on the outskirts of Old Colwyn with stunning far reaching views of the coastline. A short drive to Colwyn Bay for its shops, schools, promenade & beach. Refurbished by the current owners inside and out to create a light and modern living space. Comprising of:- Entrance porch, lounge with feature fireplace, modern kitchen/diner with integrated appliances, understairs storage and patio doors out into the rear garden. Stairs lead to the first floor where there are two double bedrooms and bathroom with walk in shower and freestanding roll top bath. The enclosed rear garden is decked for low maintenance with patio seating area, garden store and takes in the stunning coastal sea views. A perfect place for outside dining & entertaining. There is an off road parking area to the side. The front of the property is set back from the road with an enclosed lawned garden area that leads to the front door. Benefitting from gas central heating and UPVC double glazed windows throughout. Viewing is highly recommended to appreciate the location and stunning coastal views.

- ✓ TWO BEDROOM SEMI DETACHED HOUSE
- ✓ STUNNING COASTAL VIEWS
- ✓ ENCLOSED DECKED REAR GARDEN AREA
- ✓ OFF ROAD PARKING AREA

Lounge

4.10m x 3.74m (13'6" x 12'3")



Kitchen/Diner

5.46m x 2.65m (17'11" x 8'9")



Bedroom One

5.42m x 2.75m (17'9" x 9'0")



Bedroom Two

3.71m x 2.83m (12'2" x 9'4")

Bathroom

2.66m x 2.43m (8'9" x 8'0")



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 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 towards the Promenade, turn right onto the Promenade, continue along this road turning right for Old Colwyn, continue to the roundabout, take the first exit onto Abergele Road, continue through Old Colwyn, bear right onto Llysfaen Road where the road forks, turn right onto Berth Y Glyd Road at the T Junction.

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

Energy Performance Rating Band D

2 Bedroom Semi Detached House

19 Berth Y Glyd Road
Old Colwyn
LL29 9HT

£169,950

Reference Number:RP3960
12/05/25

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
web: www.fletcherpoole.com

