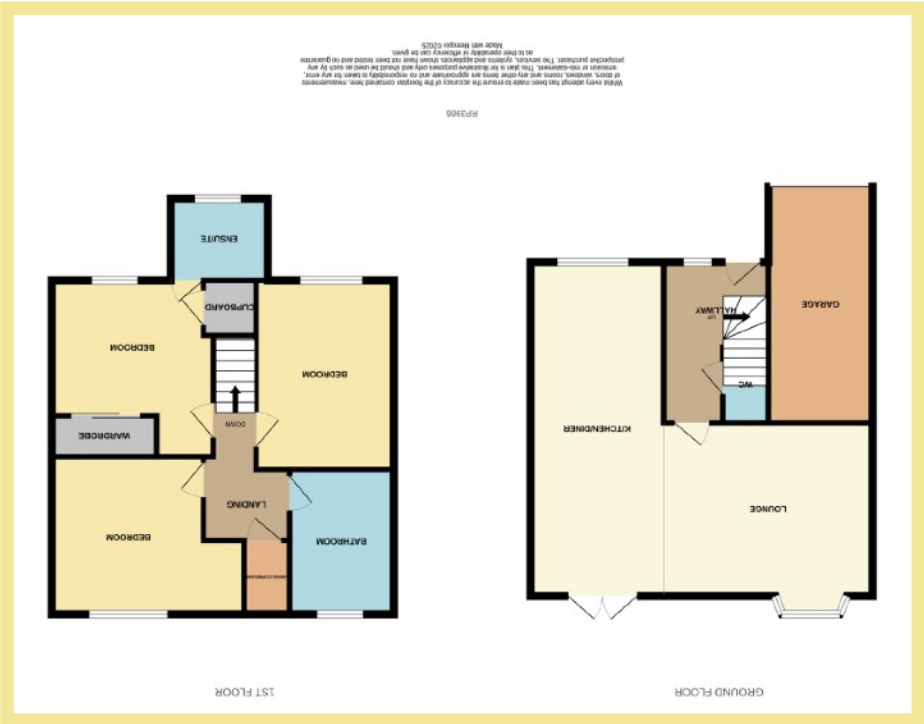


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Fletcher & Poole



16 Gernant  
Old Colwyn  
LL29 8UX





# Beautifully Presented & Spacious Three Bedroom Detached House Situated In A Sought After Location

## Description

A beautifully presented and spacious three-bedroom detached house situated in a sought-after location and benefiting from a landscaped garden. The property benefits from UPVC double glazing and gas CH and viewing is Highly recommended to appreciate the presentation throughout, landscaped garden and location. The accommodation on the ground floor briefly comprises a hallway, a light and spacious open plan kitchen/lounge/diner with a modern fitted white gloss kitchen with intergraded appliances and French doors onto the rear garden and W.C. Upstairs there is a landing, master bedroom to the front aspect with built in mirrored wardrobes and a modern contemporary ensuite shower room, a second large double bedroom to the front aspect, a third double bedroom with views, a spacious modern contemporary family bathroom with tiled walls and shower over the bath, and an airing cupboard. Outside to the front is a block paved driveway with off parking for two cars and a garage, laid to lawn with a side gate for access. The private rear garden backs onto open farmland with fenced borders. There is a large sunny patio off the kitchen/lounge/diner, with decorative brick walls, steps lead upto a lawned area with raised sleeper borders with mature shrubs.

- ✓ BEAUTIFULLY PRESENTED & SPACIOUS THREE BEDROOM DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ OFFERS MODERN OPEN PLAN LIVING
- ✓ THREE DOUBLE BEDROOMS & TWO BATHROOMS
- ✓ PRIVATE LANDSCAPED GARDEN
- ✓ OFF ROAD PARKING FOR TWO CARS & GARAGE

## Lounge

4.58m x 3.71m (15'0" x 12'2")



## Kitchen/Diner

7.38m x 2.28m (24'3" x 7'6")



## W.C.

1.61m x 0.76m (5'4" x 2'6")

## Master Bedroom

4.21m x 3.21m (13'10" x 10'7")



## Ensuite

1.77m x 1.66m (5'10" x 5'6")

## Cupboard

0.95m x 0.92m (3'2" x 3'0")

## Bedroom Two

5.08m x 2.59m (16'8" x 8'6")

## Bedroom Three

3.29m x 2.90m (10'10" x 9'6")

## Bathroom

2.12m x 2.02m (7'0" x 6'8")

## Airing Cupboard

0.92m x 0.87m (3'1" x 2'11")

## Garage

5.06m x 2.68m (16'7" x 8'10")

## 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 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 towards the Promenade, turn right onto the Promenade, follow this road down the Promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, take the second exit onto Llanellian Road which turns into Dolwen Road, continue up the hill where Gernant can be found on the left.

Council Tax Band: "E" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band "B"

NB The property is leasehold on a 999 year lease from 2017

## 3 Bedroom Detached House

16 Gernant  
Old Colwyn  
LL29 8UX

£289,950

Reference Number:RP3986  
29/05/25

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)

