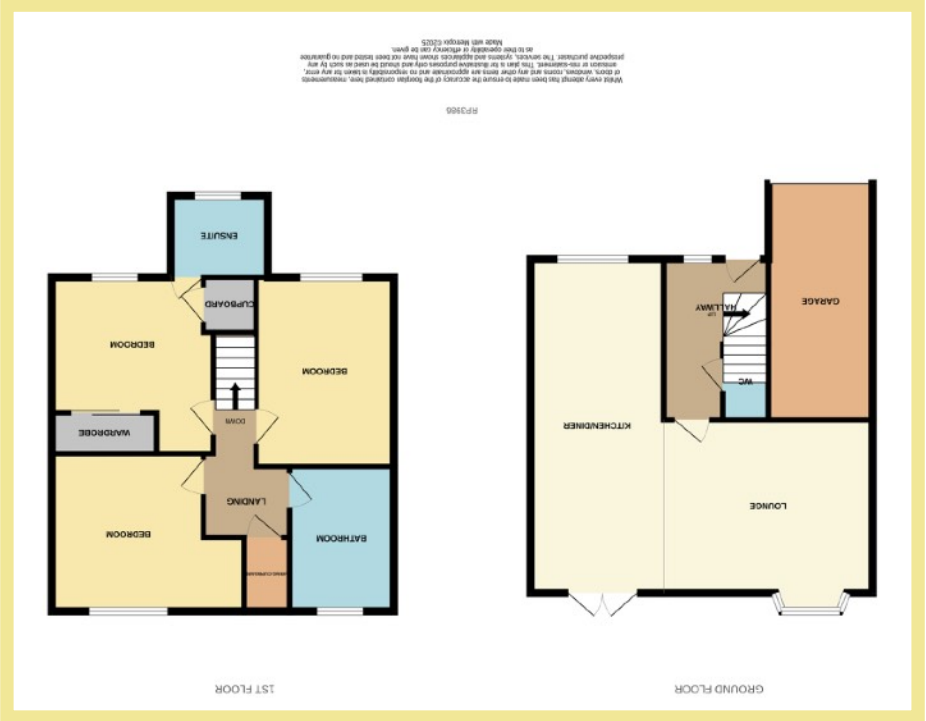


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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
- ✓ NO CHAIN

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)
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

£279,950

Reduced From £289,950
NO CHAIN

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
web: www.fletcherpoole.com

