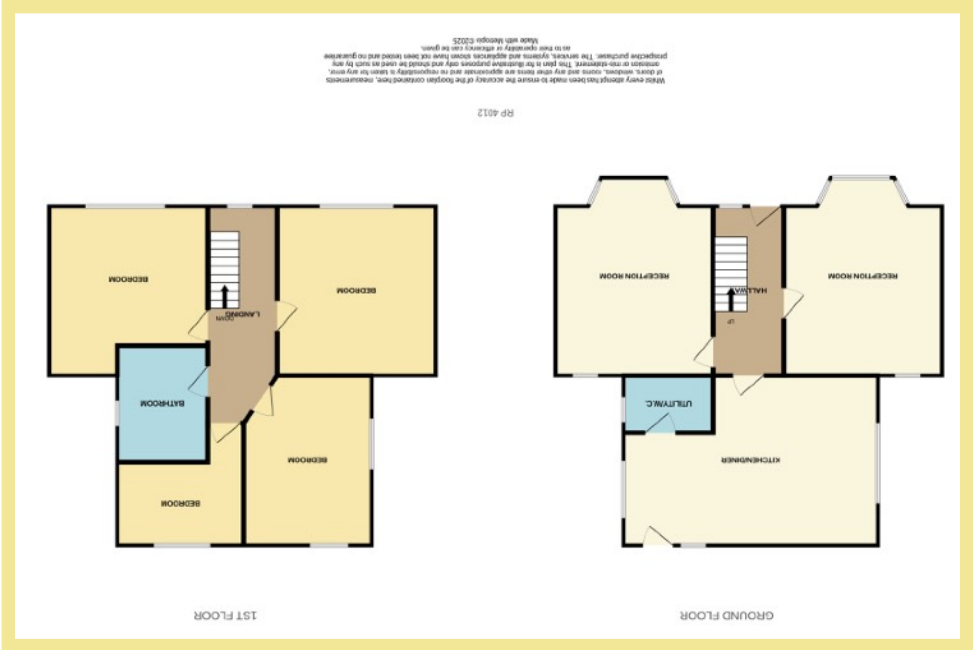


We endeavor to make our sales details accurate and reliable but they

www.fletcherpoole.com

Fletcher & Poole



16 Dolwen Road
Old Colwyn
LL29 8UP

Four Bedroom Detached House Situated In A Convenient Location Close To Local Amenities

Description

This four bedroom detached house provides well planned and spacious accommodation. Viewing is highly recommended to appreciate the size and layout of the rooms which includes two reception rooms and large kitchen/diner ideal for modern family living. The property is situated close to the amenities of Old Colwyn, local schools and a short drive to either the promenade or countryside. Outside there is ample off road parking to the front and side of the property, a detached garage and garden to the front and rear with a paved seating area accessed from the kitchen/diner. The accommodation on the ground floor comprises of hallway, two large reception rooms, one currently being used as a lounge and the other a dining/family room and a good size kitchen/diner with access to a utility/W.C. To the first floor there are three double bedrooms, a fourth bedroom currently being used as an office and a modern contemporary bathroom installed by the current vendors. There is UPVC double glazing and gas central heating.

- ✓ FOUR BEDROOM DETACHED HOUSE
- ✓ WELL PLANNED & SPACIOUS ACCOMMODATION
- ✓ WORTH VIEWING TO APPRECIATE THE SIZE & LAYOUT
- ✓ SITUATED CLOSE TO THE AMENITIES OF OLD COLWYN & LOCAL SCHOOLS
- ✓ AMPLE OFF ROAD PARKING, GARAGE, GARDEN TO THE FRONT & REAR

Hallway

4.20m x 1.77m (13'10" x 5'10")

Lounge

4.98m x 3.94m (16'4" x 12'11")



Dining/Family Room

4.98m x 3.94m (16'4" x 12'11")



Kitchen/Diner

6.33m x 4.23m (20'9" x 13'11") Maximum



Utility/Cloakroom

2.43m x 1.40m (8'0" x 4'7")

Bedroom One

4.23m x 3.97m (13'11" x 13'1")

Bedroom Two

4.23m x 3.95m (13'11" x 13'0") Maximum

Bedroom Three

4.22m x 3.31m (13'10" x 10'11")

Bedroom Four

2.91m x 2.28m (9'7" x 7'6")

Bathroom

2.59m x 1.93m (8'6" x 6'4")

Store

2.65m x 1.60m (8'9" x 5'3")

Garage

4.60m x 2.65m (15'1" x 8'9")

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, where No 16 can be found on the right.

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

Energy Performance Rating Band "D"

4 Bedroom Detached House

16 Dolwen Road
Old Colwyn
LL29 8UP

£359,950

Reference Number:RP4012
25/06/25

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

