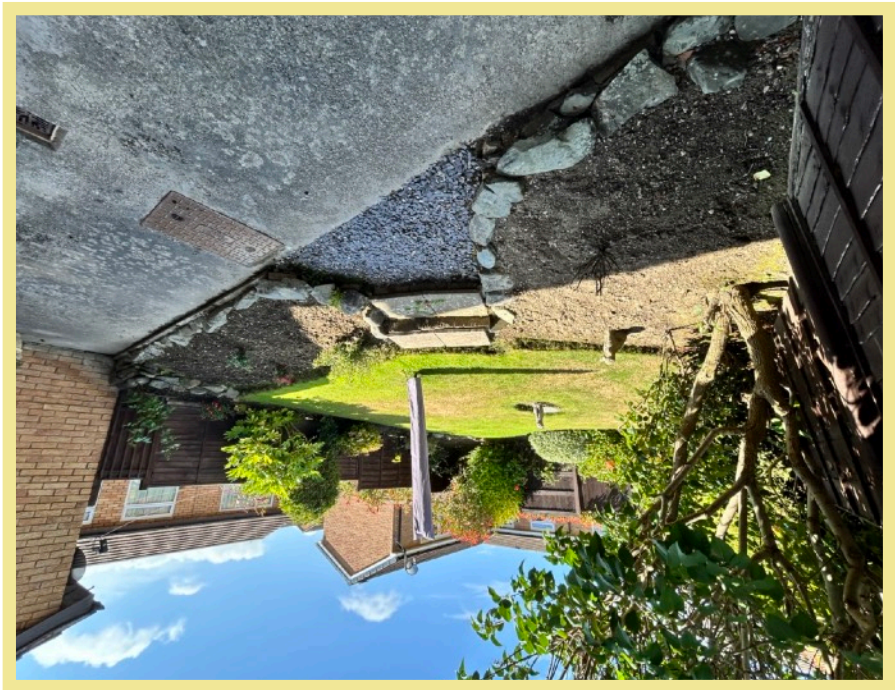


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



16 Springdale
Old Colwyn
LL29 8NG

Immaculate Three Bedroom Link Detached House Situated In A Quiet Cul De Sac Close To The Local Amenities Of Old Colwyn

Description

An immaculate three bedroom link detached house situated in a quiet cul-de-sac close to the amenities of Old Colwyn. A short drive to both Colwyn Bay & Rhos on Sea. With substantial off road parking and garage to the front and a lovely enclosed garden to the rear which is lawned with fenced & hedged borders, well established trees, plants & shrubs and a patio seating area. The accommodation comprises of:- Hallway with built-in storage, light and spacious open plan lounge/diner with feature fireplace and dual aspect windows, modern fitted kitchen with integrated appliances:- Fridge, oven with extractor and ceramic hob, space for washing machine. Door for access to the side of the property. Stairs lead to the first floor where there are three double bedrooms, one with a range of fitted wardrobes, bathroom and separate toilet. Benefitting from gas central heating & UPVC double glazed windows throughout. Viewing is highly recommended to appreciate this immaculate property and its quiet yet convenient location.

- ✓ THREE BEDROOM LINK DETACHED HOUSE
- ✓ SITUATED IN A QUIET CUL DE SAC
- ✓ CLOSE TO THE LOCAL AMENITIES
- ✓ ENCLOSED REAR GARDEN
- ✓ GARAGE
- ✓ SUBSTANTIAL OFF ROAD PARKING
- ✓ NO CHAIN

Hallway

3.44m x 1.83m (11'4" x 6'0")

Kitchen

2.20m x 1.84m (7'3" x 6'1")



Lounge/Diner

7.33m x 3.97m (24'0" x 13'0")



Bedroom One

4.18m x 3.15m (13'9" x 10'4")



Bedroom Two

3.24m x 2.77m (10'8" x 9'1")

Bedroom Three

3.13m x 2.66m (10'3" x 8'9")

Bathroom

1.63m x 1.54m (5'4" x 5'1")



W.C.

1.63m x 0.85m (5'4" x 2'10")

Garage

7.05m x 3.66m (23'2" x 12'0")

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 onto the Promenade, continue along this road passing Porth Eirias on the left, bear right signposted Old Colwyn continue to the top of the road to the roundabout, continue across onto Llanellian Road, continue past the football ground, Springdale can be found on the left hand side.

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

Energy Performance Rating Band D

3 Bedroom
Link Detached
House

16 Springdale
Old Colwyn
LL29 8NG
NO CHAIN

£244,950

Reduced From £249,950
Reference Number:RP4033
10/07/25

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

