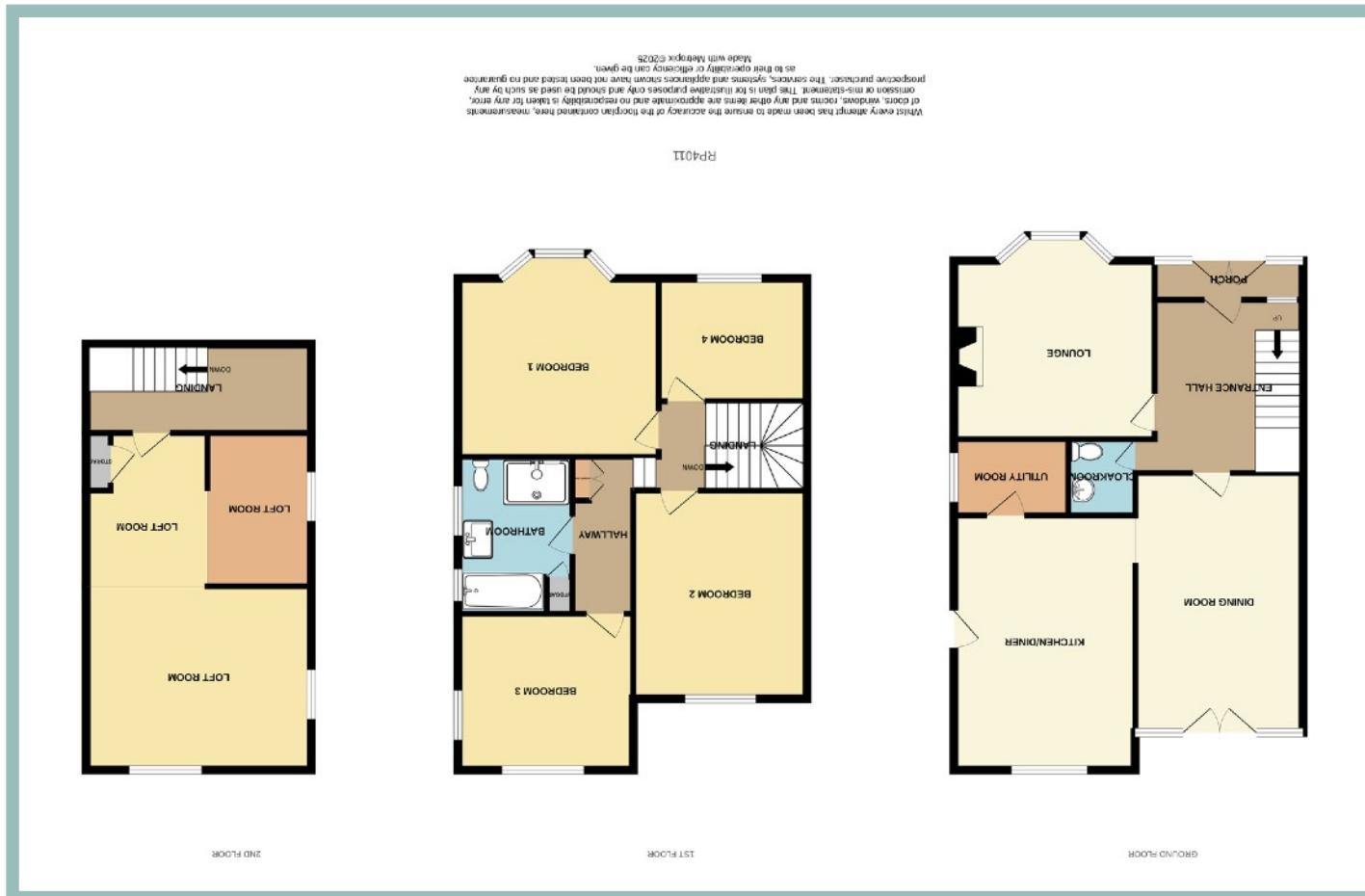


Please contact us before viewing the property. This is particularly important if you are contemplating travelling some distance to view the property.  
We strongly recommend that all the information which we provide about the property is verified by yourself or your adviser.  
Services, fittings and 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 endeavour 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.  
We will also confirm that the property remains available. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

[www.fletcherpoole.com](http://www.fletcherpoole.com)

DIAMOND COLLECTION  
Fletcherpoole



48 Kensington Avenue  
Old Colwyn  
LL29 9ST

# Spacious Traditional Four Bedroom Semi Detached Family House With Large Loft Room & South Facing Landscaped Garden

## Description

This beautifully presented traditional four bedroom semi-detached family house is situated in a convenient location.

Walking distance to the local shops, schools, promenade & beach. A short drive to Colwyn Bay & Rhos on Sea.

Retaining many original features including high ceilings and picture rails but with a spacious layout with the added bonus of a large loft room.

Comprising of:-

Entrance porch, hallway with solid oak flooring through to the lounge & dining room, lounge with bay window and feature fireplace, dining room with French doors out to the garden, Oak kitchen/diner with door to the side of the property, utility room and cloakroom.

Stairs lead from the hallway to the first floor where there are four double bedrooms, one with bay window, family bathroom with separate shower.

There is a great feature on this floor of a "laundry shoot" down into the utility room.

More stairs lead to the large loft room with extra storage. This area is currently used as an office but has the potential for a "master suite"

The front of the property is set behind stone walls with substantial off-road parking on the driveway and access to the rear garden via timber gate.

The enclosed rear garden is stunning. South facing and landscaped with an abundance of well established trees, plants & shrubs.

Patio seating area for outside dining and entertaining, summer house and garden store.

Benefiting from gas central heating and UPVC double glazing throughout and recently a new roof. Viewing is essential to appreciate the beautiful garden and convenient location this spacious family home has to offer.

- ✓ TRADITIONAL FOUR BEDROOM SEMI DETACHED FAMILY HOUSE
- ✓ FOUR DOUBLE BEDROOMS
- ✓ ADDITIONAL LARGE LOFT ROOM
- ✓ SUBSTANTIAL OFF ROAD PARKING
- ✓ BEAUTIFUL SOUTH FACING LANDSCAPED GARDEN WITH SUMMER HOUSE & GARDEN STORE
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH
- ✓ RECENT NEW ROOF

4 Bedroom Semi Detached House

48 Kensington Avenue  
Old Colwyn  
LL29 9ST

**£342,950**

Reduced From £349,950

Reference Number: RP4011

25/06/25  
Fletcher & Poole,  
1A Penrhyn Avenue,  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

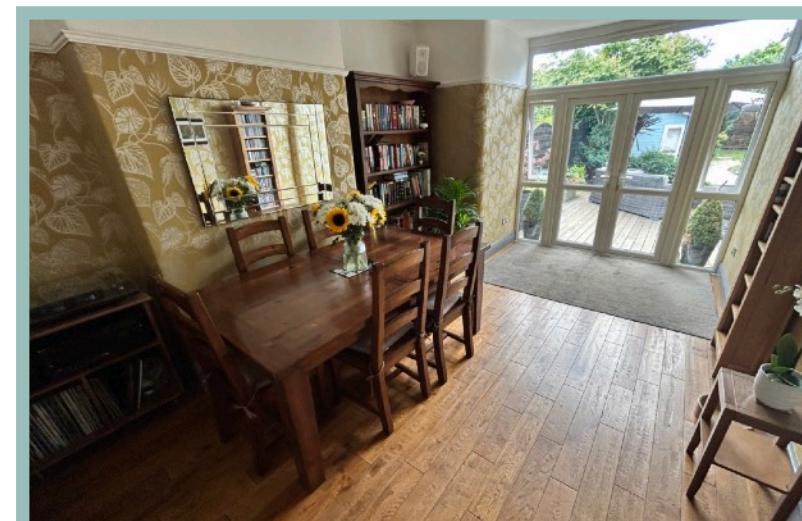
## Valuation

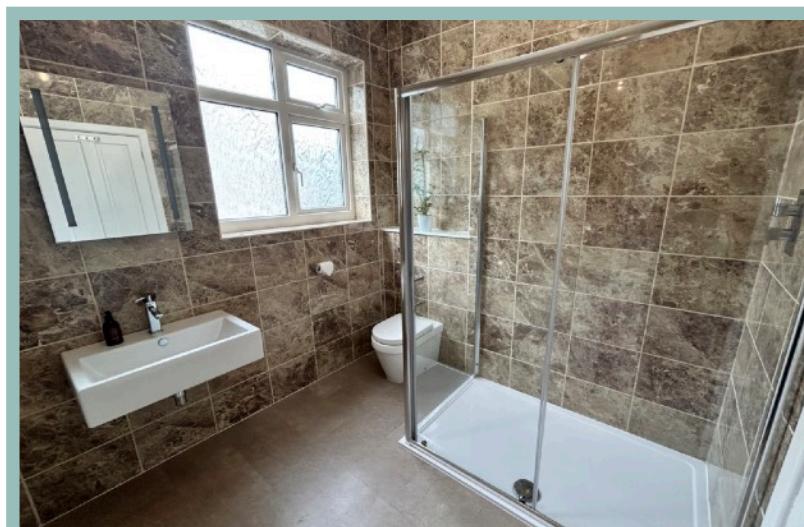
Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment. Contact:

tel: 01492 549178  
email: [hosonsea@fletcherpoole.co.m](mailto:hosonsea@fletcherpoole.co.m)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)





## Porch

2.99m x 0.80m (9'10" x 2'8")

## Hall

3.53m x 2.98m (11'7" x 9'9")

## Lounge

4.08m x 3.61m (13'5" x 11'10")

## Kitchen

4.77m x 3.47m (15'8" x 11'5")

## Dining Room

5.26m x 3.45m (17'3" x 11'4")

## Utility Room

2.36m x 1.55m (7'9" x 5'1")

## Cloakroom

1.55m x 1.34m (5'1" x 4'5")

## Bedroom One

4.35m x 4.10m (14'3" x 13'6")

## Bedroom Two

4.18m x 3.43m (13'9" x 11'3")

## Bedroom Three

3.58m x 3.10m (11'9" x 10'2")

## Bedroom Four

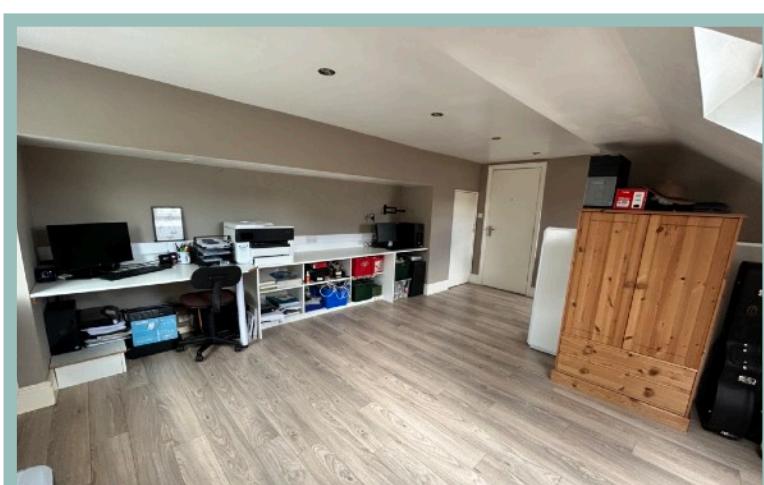
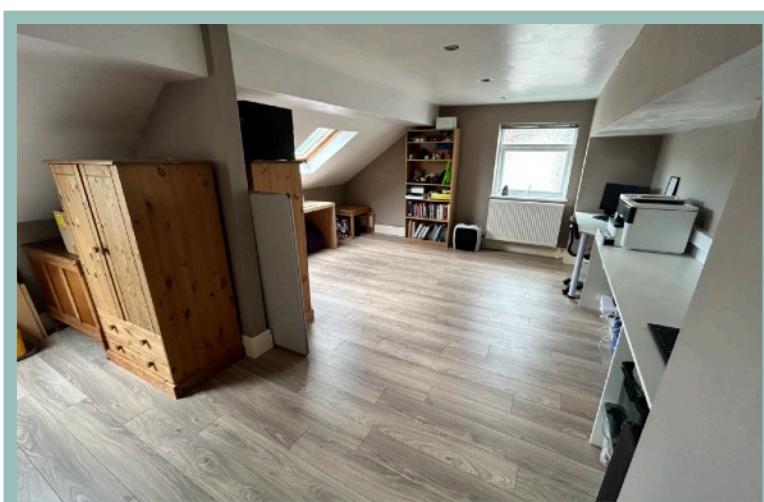
2.98m x 2.49m (9'9" x 8'2")

## Bathroom

3.22m x 2.31m (10'7" x 7'7")

## Loft Room

8.47m x 4.61m (27'9" x 15'1")



4 Bedroom Semi Detached House

48 Kensington Avenue  
Old Colwyn  
LL29 9ST

**£342,950**  
Reduced From £349,950

Reference Number: RP4011

25/6/25  
Fletcher & Poole,  
1A Penrhyn Avenue,  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

**Valuation**  
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**Viewing**  
By appointment. Contact:

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email: [rhosonsea@fletcherpoole.co](mailto:rhosonsea@fletcherpoole.co)  
m  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



4 Bedroom Semi Detached House

## Location

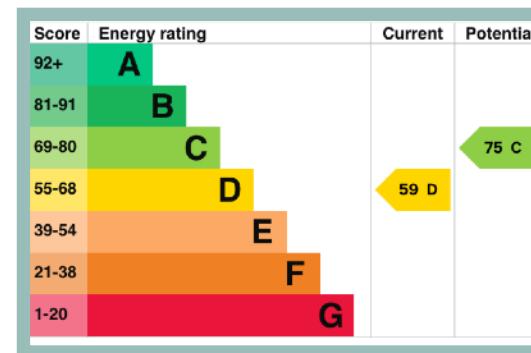
The property is located on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its larger shops is approximately two mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

## 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, turn left onto Abergel Road, turn left onto Albert Road opposite the garage, turn left onto Kensington Avenue.

Council Tax Band: "E" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band D



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