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www.fletcherpoole.com



Four Bedroom Semi Detached House Situated Close To The Amenities Of West End In Colwyn Bay

Description

This four bedroom semi detached house is situated close to the amenities of West End Colwyn Bay and only a short walk to the promenade and Rhos on Sea. The good size accommodation was reconfigured and modernised less than five years ago and includes a lovely open plan kitchen/diner and two of the bedrooms benefit from ensuite shower rooms. The property must be viewed to appreciate the size and layout of the rooms. Outside to the front of the property there is ample off road parking, access to a garage and rear garden that has been landscaped with lawn, border surround with variety of well established plants and shrubs and decked seating area. The accommodation on the ground floor comprises spacious hallway with built in storage, shower room, lounge with bi-folding doors leading into a further reception/dining room with access to the garden, open plan kitchen/diner with integrated appliances and a utility room. To the first floor there are four bedrooms, two with ensuite shower rooms and a good size family bathroom. There is UPVC double glazing and gas central heating..

- ✓ FOUR BEDROOM SEMI DETACHED HOUSE
- ✓ GOOD SIZE ACCOMMODATION WITH A MODERN INTERIOR
- ✓ MUST BE VIEWED TO APPRECIATE THE SIZE & LAYOUT
- ✓ OFF ROAD PARKING & GARAGE
- ✓ SITUATED CLOSE TO AMENITIES

Hallway

3.33m x 1.79m (10'11" x 5'11")

Lounge

4.10m x 3.58m (13'6" x 11'9")



Bathroom

2.57m x 1.83m (8'5" x 6'0")



Sitting Room

3.27m x 3.16m (10'9" x 10'4")

Kitchen/Diner

5.74m x 5.34m (18'10" x 17'6") Maximum



Bedroom One

4.08m x 3.59m (13'5" x 11'10")

Ensuite

2.26m x 1.47m (7'5" x 4'10")

Bedroom Two

2.87m x 2.74m (9'5" x 9'0")

Ensuite 2

2.03m x 1.20m (6'8" x 3'11")

Bedroom Three

3.09m x 2.79m (10'2" x 9'2")

Bedroom Four

3.27m x 2.43m (10'9" x 8'0")

Bathroom

2.06m x 1.66m (6'9" x 5'6")

Garage

4.36m x 2.88m (14'4" x 9'6")

Location

Situated close to Colwyn Bay and Llandudno which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue and go straight ahead at the roundabout and cross over the A55, at the mini roundabout turn right towards Mochdre onto Conway Road, take the first left onto Victoria Park where Lilac Time is the first house on the right.

Council Tax Band: "D" (provided on www.voa.gov.uk)
Energy Performance Rating Band "C"

4 Bedroom Semi Detached House

Lilac Time
Victoria Park
Colwyn Bay
LL29 7AX

£349,950

Reference Number:RP4044
17/07/25

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		