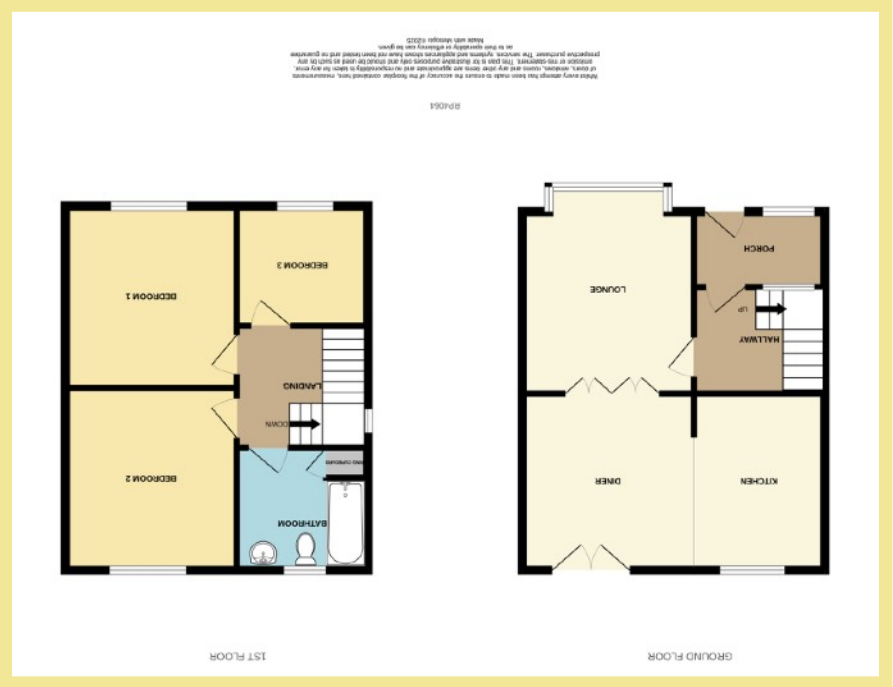
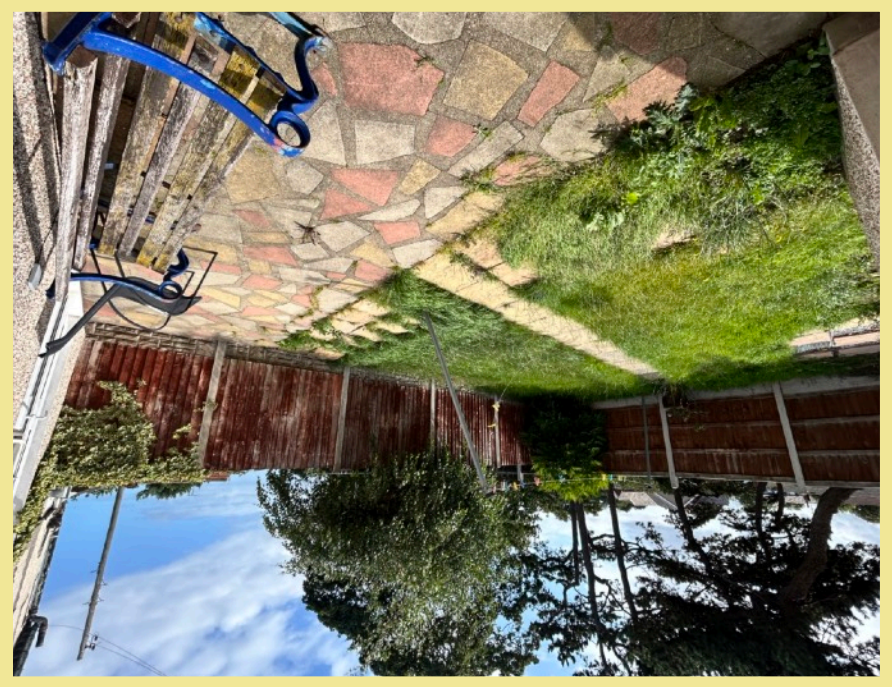


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



11 Queens Avenue
Old Colwyn
LL29 9EH

Well Presented Three Bedroom Semi Detached Family House Situated In A Popular Residential Area

Description

A well presented three bedroom semi-detached family house situated in the popular residential are of Old Colwyn. Walking distance to the local shops, promenade & beach and close to both primary & secondary schools. A short drive to both Colwyn Bay & Rhos on Sea. The accommodation comprises of:- Entrance porch with original stained glass windows and checkered floor tiles, hall with under stairs storage, lounge with box bay window and doors into the open plan kitchen/diner. Modern fully fitted kitchen with integrated appliances:-Dishwasher, fridge-freezer, oven, gas hob & extractor hood. Space & plumbing for a washing machine. French doors open out into the enclosed rear garden which is lawned with patio seating area and fenced borders. Stairs in the hallway lead to the 1st floor where there are two double bedrooms, a single bedroom and a family bathroom with airing cupboard housing the boiler. To the front there is off road parking and access to the rear garden via timber gate. With UPVC double glazed windows and gas central heating throughout. Viewing is recommended to appreciate this well planned family home and its popular, convenient location.

- ✓ WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOUSE
- ✓ OPEN PLAN KITCHEN/DINER
- ✓ ENCLOSED REAR GARDEN
- ✓ OFF ROAD PARKING
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, PROMENADE & BEACH
- ✓ CLOSE TO THE LOCAL SCHOOLS & OTHER AMENITIES
- ✓ NO CHAIN

Lounge

3.50m x 3.33m (8'3" x 10'11")



Kitchen/Diner

5.89m x 3.43m (19'4" x 11'3")



Porch

2.42m x 1.48m (8'0" x 4'10")

Hall

2.42m x 2.32m (8'0" x 7'8")

Bedroom One

3.51m x 3.34m (11'6" x 11'0")



Bedroom Two

3.51m x 3.34m (11'6" x 11'0")

Bedroom Three

2.41m x 2.31m (7'11" x 7'7")

Bathroom

2.37m x 2.34m (7'9" x 7'8")



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 our Rhos On Sea office turn right then right onto the Promenade, continue along this road to the end, bear right under the bridge, take the first left turn onto Station Road, Queens Avenue can be found on the left.

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

3 Bedroom
Semi Detached
House

11 Queens Avenue
Old Colwyn
LL29 9EH

£198,500

Reduced From £215,000
NO CHAIN

Reference Number:RP4064
7/08/25

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

