

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

F&P Fletcher & Poole



36 Rosehill
Old Colwyn
LL29 9RS

Deceptively Spacious Two Bedroom Mid Terrace Cottage Situated Close To Local Amenities

Description

This two bedroom mid terrace cottage is situated close to the amenities of Old Colwyn and approached along a paved walkway. Ideal for a first time buyer the accommodation is deceptively spacious and within the last 12 months as well as a new kitchen being installed the flat roof has been replaced, new guttering installed and decorated and carpeted throughout. There is gas central heat and UPVC double glazing. The accommodation on the ground floor comprises of lounge, kitchen/diner, good size utility room and bathroom. To the first floor there are two double bedrooms. Outside there is a small front garden and yard to the rear.

✓ TWO BEDROOM MID TERRACE COTTAGE

✓ DECEPTIVELY SPACIOUS ACCOMMODATION

✓ RECENTLY INSTALLED NEW KITCHEN

✓ SITUATED CLOSE TO AMENITIES

Lounge

3.75m x 3.45m (12'4" x 11'4")



Kitchen/Diner

3.76m x 3.50m (12'4" x 11'6")



Utility Room

2.84m x 2.28m (9'4" x 7'6")

Bedroom One

3.75m x 3.43m (12'4" x 11'3")



Bedroom Two

3.75m x 3.50m (12'4" x 11'6") Maximum

Bathroom

2.28m x 1.67m (7'6" x 5'6")



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 one 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, then right onto the Promenade, turn right signposted Colwyn Bay and Old Colwyn, at the roundabout turn left onto Abergele Road, take the next right after the petrol station onto Church Walks, left onto Rosehill.

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

Energy Performance Rating Band D

2 Bedroom Mid Terrace Cottage

36 Rosehill Old Colwyn LL29 9RS

£135,000

Reduced From £149,950

Reference Number:RP4047

23/07/25

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: rhos@fletcherpoole.com

web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		