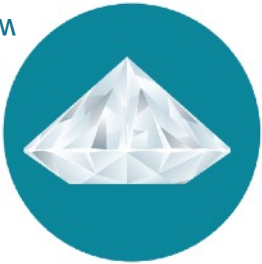


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

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 travelling some distance to view the property.

Fletcher & Poole
DIAMOND COLLECTION
www.fletcherpoole.com



Traditional Four Bedroom Semi Detached Family House With Spacious Layout & Beautiful South Facing Garden

Description

No:50 Kensington Avenue is a traditional four bedroom semi-detached family house in the convenient location of Old Colwyn. Walking distance to the local shops, schools, promenade & beach. A short drive to both Colwyn Bay & Rhos on Sea.

A beautiful south facing garden at the rear with decked patio seating area, greenhouse & garden shed, lawned garden with palms, banana tree and an abundance of well established plants, flowers & shrubs create a lovely outside space for dining & entertaining.

To the front there is off road parking and access to the garage which has space & plumbing for utilities and doors to the front, back & rear.

The property comprises of:-

Entrance porch, hallway with understairs storage, lounge with bay window and multi-fuel burner, spacious open-plan kitchen/diner with integrated:- dishwasher, 5 burner gas hob, oven and extractor hood, downstairs w.c and door into the garden. There is also a 2nd sitting room/dining room with french doors onto the decked seating area.

Stairs in the hallway lead up to four double bedrooms, one has a range of fitted wardrobes and a bay window, family bathroom with bath & separate shower. Benefitting from gas central heating & UPVC double glazed windows throughout.

Viewing is essential to appreciate the spacious layout & convenient location this family home has to offer.

- ✓ TRADITIONAL FOUR BEDROOM SEMI DETACHED FAMILY HOUSE
- ✓ OPEN PLAN KITCHEN/DINER
- ✓ FOUR DOUBLE BEDROOMS
- ✓ OFF ROAD PARKING
- ✓ DETACHED GARAGE WITH UTILITY AREA
- ✓ BEAUTIFUL SOUTH FACING GARDEN WITH GREENHOUSE, GARDEN SHED & DECKED PATIO SEATING AREA
- ✓ CONVENIENT LOCATION-WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH



4 Bedroom Semi Detached House

**50 Kensington Avenue
Old Colwyn
LL29 9ST**

£329,950

*Reference Number: RP4088
1/09/25*

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com





4 Bedroom Semi Detached House

50 Kensington Avenue
Old Colwyn
LL29 9ST

£329,950

Reference Number: RP4088
1/09/25

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

Registered Company
Number 4687367

Valuation

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Viewing

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email: rhosonseafletcherpoole.com
web: www.fletcherpoole.com

Porch

3.74m x 0.95m (12'3" x 3'2")

Lounge

5.45m x 3.62m (17'11" x 11'11")

Kitchen/Diner

6.11m x 4.22m (20'0" x 13'10")

W.C.

1.58m x 0.70m (5'2" x 2'4")

Sitting Room

3.90m x 3.20m (12'10" x 10'6")

Bedroom One

4.31m x 3.22m (14'2" x 10'7")

Bedroom Two

3.66m x 3.20m (12'0" x 10'6")

Bedroom Three

3.87m x 3.79m (12'9" x 12'5")

Bedroom Four

3.71m x 3.03m (12'2" x 9'11")

Bathroom

2.61m x 2.16m (8'7" x 7'1")

Garage

5.88m x 4.52m (19'4" x 14'10")



4 Bedroom Semi
Detached House

50 Kensington
Avenue
Old Colwyn
LL29 9ST

£329,950

Reference Number: RP4088
1/09/25

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

Registered Company
Number 4687367

Valuation
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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 Abergele Road, turn left onto Albert Road opposite the garage, turn left onto Kensington Avenue.

Council Tax Band: “D” (provided on voa.gov.uk)

Energy Performance Rating Band D

