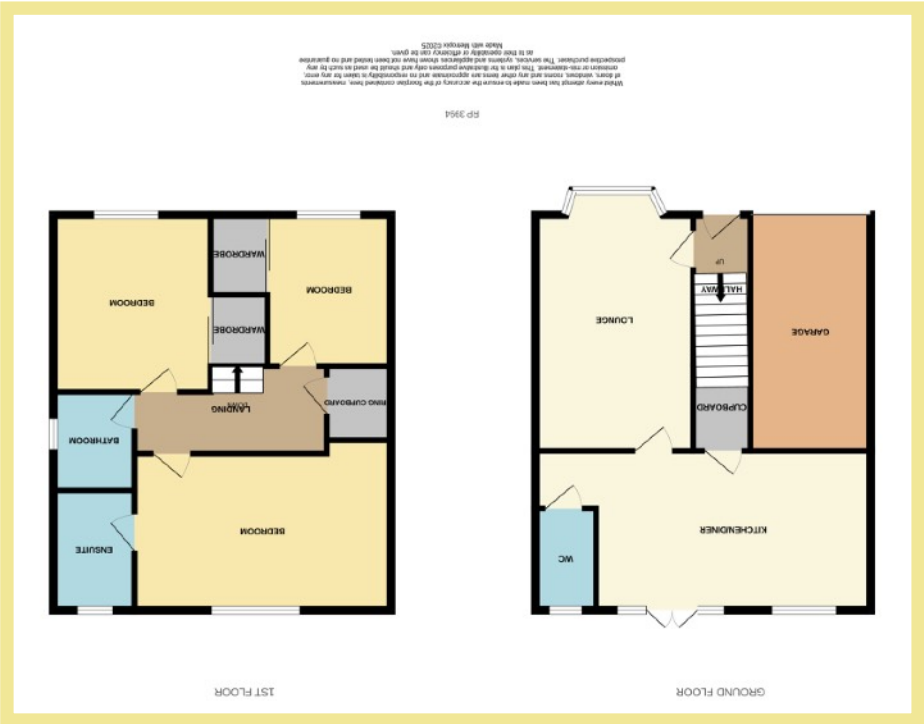


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or

www.fletcherpoole.com



Woodland View
3 Gernant
Old Colwyn
LL29 8UX

Modern Three Bedroom Detached House Situated In A Sought After Residential Area

Description

This modern three bedroom detached house is situated in a sought after residential area close to the amenities of Old Colwyn. The well planned accommodation benefits from a lovely open plan kitchen/diner with access into the garden and must be viewed to appreciate the space and layout of the rooms. Outside to the front there is off road parking and access to the garage and an enclosed rear garden with a paved seating area, lawn and a good size decked area. The accommodation on the ground floor comprises of hallway, large lounge, modern open plan kitchen/diner with integrated appliances and French doors into the garden, store cupboard and W.C. To the first floor there is a landing, large master bedroom with an ensuite, a further two bedrooms with fitted wardrobes and a family bathroom. There is gas central heating and UPVC double glazing.

- ✓ MODERN THREE BEDROOM DETACHED HOUSE
- ✓ WELL PLANNED ACCOMMODATION INCLUDING A SPACIOUS OPEN PLAN KITCHEN/DINER
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ OFF ROAD PARKING, GARAGE AND GOOD SIZE REAR GARDEN
- ✓ NO CHAIN

Lounge

4.91m x 3.28m (16'1" x 10'9")



Kitchen/Diner

5.83m x 3.23m (19'2" x 10'7")



W.C.

1.83m x 0.99m (6'0" x 3'3")

Store Cupboard

1.72m x 0.87m (5'8" x 2'11")

Bedroom One

5.15m x 3.10m (16'11" x 10'2")



Ensuite

2.09m x 1.70m (6'10" x 5'7")

Bedroom Two

4.15m x 3.59m (13'7" x 11'9")

Bedroom Three

3.05m x 2.78m (10'0" x 9'1")

Bathroom

2.03m x 1.67m (6'8" x 5'6")

Cupboard

1.26m x 0.97m (4'2" x 3'2")

Garage

4.56m x 2.45m (15'0" x 8'1")

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 towards the Promenade, turn right onto the Promenade, follow this road down the Promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, take the second exit onto Llanellian Road which turns into Dolwen Road, continue up the hill where Gernant can be found on the left.

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

Energy Performance Rating Band "B"

NB The property is leasehold on a 999 year lease from 2017

3 Bedroom
Detached
House

Woodland View
3 Gernant
Old Colwyn
LL29 8UX

£279,950

Reduced From £299,950
Reference Number:RP3994
6/06/25

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

Registered Company
Number 4687367

Valuation

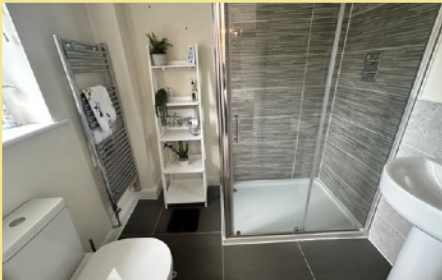
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

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



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		