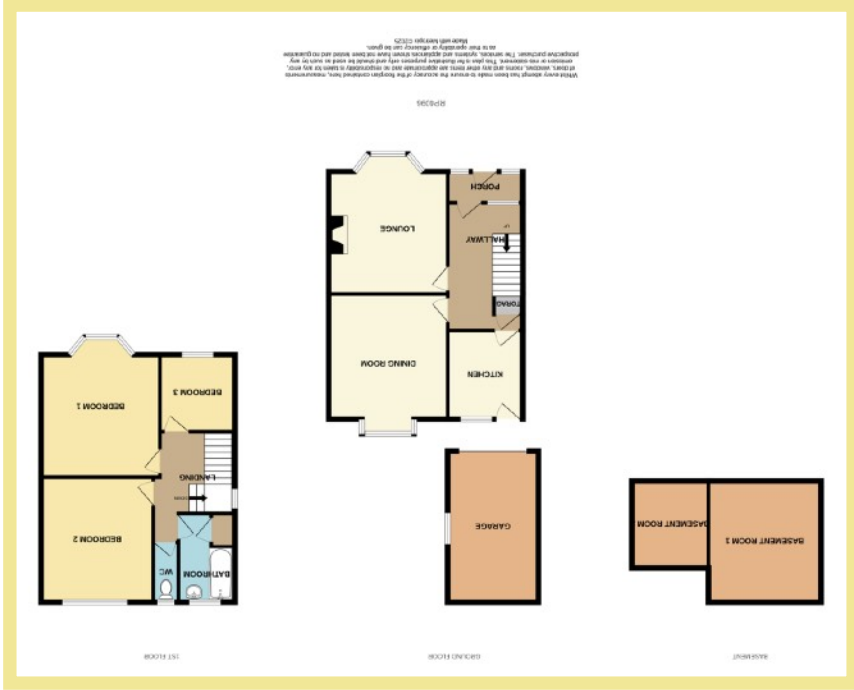


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



3 Hesketh Road
Old Colwyn
LL29 8AT

NO PARKING
PRIVATE DRIVE
Vehicle Access For
3 Hesketh Rd &
211 Abergole Rd. Only

Traditional Three Bedroom Semi Detached Family House With 2 Basement Rooms, Detached Garage & Off Road Parking, Situated In a Desirable Residential Area

Description

This traditional three bedroom semi-detached family home has been owned by the same family for nearly 50 years. Viewing is essential to appreciate the potential, great location and spacious accommodation it offers. On a good sized plot with two basement rooms, ample off road parking at the rear & detached garage. Situated in a desirable, convenient residential area of Old Colwyn. Walking distance to the local shops, schools, promenade & beach. A short drive to Colwyn Bay & Rhos on Sea. To the front the house is set behind a walled garden with driveway to the side for access to the rear. (This is also a "right of way" for neighbouring properties) At the rear you find the detached garage & ample off road parking. A small walled garden, laid to lawn with paved patio seating area. Access into the basement rooms, both of which have power. Steps up to the kitchen back door. The accommodation comprises of:- Entrance porch, hallway with understairs storage, light & spacious lounge with bay window, dining room with box bay window and kitchen. Stairs in the hall lead up to two double bedrooms, a single bedroom and a family bathroom with separate w.c. The house benefits from gas central heating & UPVC double glazed windows throughout.

- ✓ TRADITIONAL THREE BEDROOM SEMI DETACHED FAMILY HOIUSE
- ✓ TWO BASEMENT ROOMS WITH POWER
- ✓ SUBSTANTIAL OFF ROAD PARKING AT THE REAR
- ✓ DETACHED GARAGE
- ✓ DESIRABLE, CONVENIENT RESIDENTIAL AREA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH

Porch

2.41m x 1.00m (7'11" x 3'4")

Lounge

4.72m x 3.77m (15'6" x 12'5")



Dining Room

4.03m x 3.68m (13'3" x 12'1")

Basement Room 1

3.86m x 3.61m (12'8"x 11'10")

Basement Room 2

2.82m x 2.44m (9'3" x 8'0")

Garage

5.51m x 2.85m (18'1" x 9'4")

Kitchen

2.99m x 2.96m (9'10" x 9'9")



Bedroom One

4.71m x 3.81m (15'6" x 12'6")



Bedroom Two

4.00m x 3.69m (13'2" x 12'1")

Bedroom Three

2.49m x 2.43m (8'2" x 8'0")

Bathroom

2.93m x 1.62m (9'8" x 5'4")

W.C.

1.94m x 0.80m (6'5" x 2'8")

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 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 going straight ahead at the roundabout and join the A55 in the direction of Chester leave the A55 at the second junction signposted Old Colwyn and turn right at the end of the slip road and proceed to the roundabout.

Turn right at the roundabout onto Abergele Road and proceed up the hill. At the top of the hill Hesketh Road can be found on the left

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

3 Bedroom
Semi Detached
House

3 Hesketh Road
Old Colwyn
LL29 8AT

£234,950

Reference Number:RP4096
4/09/25

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

