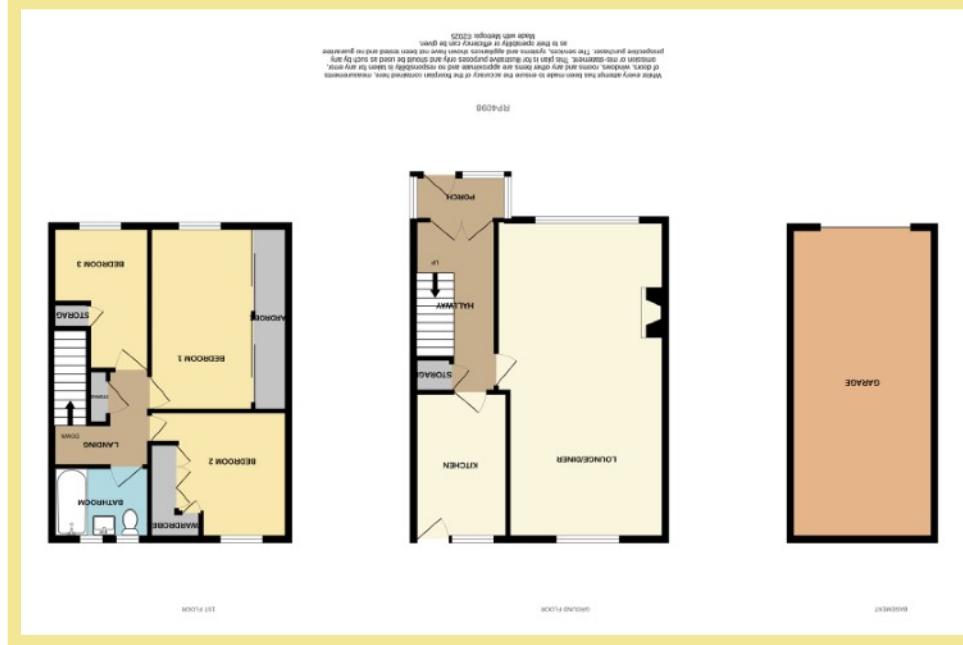


Please contact us before viewing the property, if there is any point of particular importance to you are contemplating travelling some distance to view the property. We strongly recommend that all the information available. This is particularly important if you are considering travelling some distance to view the property. 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. 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 or contractor. The seller does not make any representations or warranties in relation to the property and we have no authority to do so on behalf of the seller or contractor. 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 representations or warranties in relation to the property and we have no authority to do so on behalf of the seller or contractor.

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F&P Fletcher Poole



43 Dolwen Road
Old Colwyn
LL29 8UP

Well Presented Three Bedroom Semi Detached Family House Situated In A Popular Residential Area With Far Reaching Views

Description

No:43 Dolwen Road is a well presented & well planned three bedroom semi-detached family home. Situated in the popular residential area of Old Colwyn. Close to local shops, schools & other amenities. A short drive into Colwyn Bay & Rhos on Sea for the promenade & beach.

The enclosed rear garden has an elevated decked seating area with far reaching countryside views, fenced borders, gravel & paved garden for low maintenance and a garden shed-Creating a great space for outside dining & entertaining.

To the front there is access into the garage which sits under the house, steps up to the front porch and small low maintenance garden with off road parking on the driveway.

The accommodation comprises of:- Entrance porch, hallway with understairs storage, light & very spacious lounge/diner with dual aspect windows & feature fireplace, modern fitted kitchen with NEFF oven, gas hob and extraction hood with space for a dishwasher. Stairs in the hall lead up to the first floor where there are three bedrooms & a family bathroom. With gas central heating & UPVC double glazed windows. We strongly recommend viewing this well presented family home and all it has to offer.

- ✓ WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOUSE
- ✓ LIGHT & SPACIOUS LOUNGE/DINER
- ✓ GARAGE
- ✓ OFF ROAD PARKING
- ✓ ENCLOSED LOW MAINTENANCE REAR GARDEN WITH DECKED SEATING AREA
- ✓ FAR REACHING COUNTRYSIDE VIEWS
- ✓ CLOSE TO LOCAL AMENITIES
- ✓ NO CHAIN

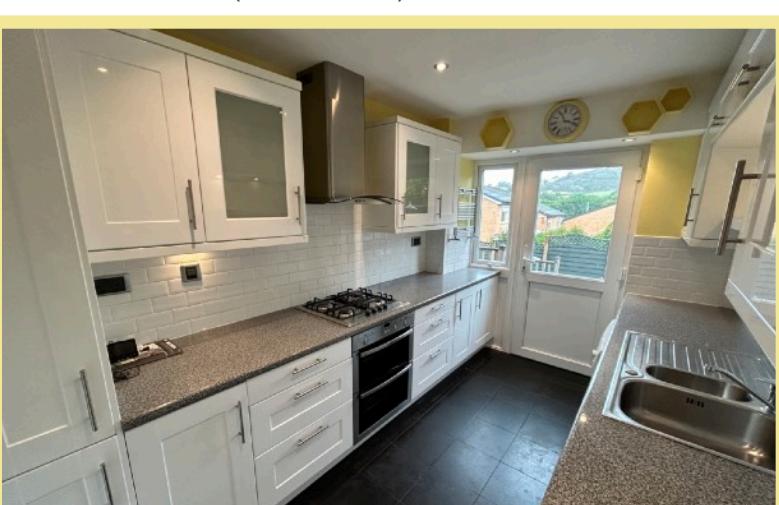
Lounge/Diner

7.47m x 3.76m (24'6" x 12'4")



Kitchen

3.52m x 2.27m (11'7" x 7'6")



Hallway

4.12m x 1.96m (13'6" x 6'5")

Porch

2.27m x 1.06m (7'6" x 3'6")

Bedroom One

4.40m x 2.48m (14'5" x 8'2")



Bedroom Two

3.36m x 3.00m (11'0" x 9'10")

Bedroom Three

3.43m x 2.71m (11'3" x 8'11")

Bathroom

2.39m x 1.65m (7'10" x 5'5")



Garage

7.52m x 3.47m (24'8" x 11'5")

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

3 Bedroom
Semi Detached
House

43 Dolwen Road
Old Colwyn
LL29 8UP

£220,000
Reference Number:RP4098
8/09/25

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

