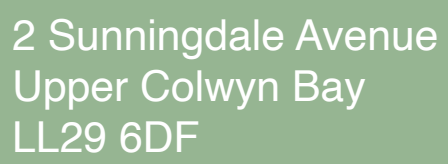


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Immaculately Presented Three/Four Bedroom Detached House Situated In A Sought After Residential Area

Description

Over the last five years the present owners have updated and modernised this three/four bedroom detached house which is well worth viewing to appreciate the layout and finish. Situated in a sought after residential area the property occupies a large corner plot with ample off road parking. The garden to the front and side is mainly laid to lawn whilst the private enclosed rear garden is part paved with artificial grass, gazebo and access to a bar which is ideal for entertaining. The accommodation on the ground floor comprises of porch, hallway with two good size built in storage cupboards, double aspect lounge/diner with a multi fuel burner and access to the garden, modern contemporary kitchen opening into the utility with integrated appliances and under floor heating, w.c.also with under floor heating and potential fourth bedroom currently being used as a dining room. To the first floor there are three bedrooms and beautifully fitted bathroom with under floor heating. There is upvc double and triple glazing and gas central heating with some recently installed column radiators. The property benefits for an EV charger.

- ✓ IMMACULATELY PRESENTED THREE/FOUR BEDROOM DETACHED HOUSE
- ✓ LIGHT & WELL MAINTAINED ACCOMMODATION WITH MODERN KITCHEN & BATHROOM
- ✓ OCCUPIES A LARGE CORNER PLOT WITH AMPLE OFF ROAD PARKING
- ✓ BEAUTIFULLY LANDSCAPED ENCLOSED REAR GARDEN WITH PAVED SEATING AREAS & BAR IDEAL FOR ENTERTAINING
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA

Lounge

6.96m x 3.60m (22’10”x 11’10”))



Kitchen Area

3.20m x 2.69m (10’6” x 8’10”)



Utility Area

2.82m x 1.78m (9’3” x 5’10”)

W.C.

1.87m x 1.62m (6’2” x 5’4”)

Dining Room

3.22m x 2.84m (10’7” x 9’4”)

Bedroom One

5.23m x 3.58m (17’2” x 11’9”)



Bedroom Two

5.60m x 2.82m (18’4” x 9’3”)

Bedroom Three

2.74m x 2.26m (9’0” x 7’5”)

Bathroom

2.94m x 1.52m (9’8” x 5’0”)

Bar

4.49m x 3.49m (14’9” x 11’6”)

Location

The property is located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school and shops, Colwyn Bay has a variety of shops and amenities and the A55 dual carriageway is approximately 1.5 miles distant.

Directions

From the Rhos On sea office turn right towards the Promenade, turn right onto the Promenade, first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout and crossing above the A55, at the mini roundabout turn left and take the first right onto Kings Road, signposted to the Zoo. Proceed up the hill (approximately 1 mile) and at the top bear right onto Pen Y Bryn Road, turn left onto Troon Way, turn right on to Sunningdale Avenue.

Council Tax Band:”E” (provided on [voa.gov.uk](https://www.voa.gov.uk))

Energy Performance Rating Band E

3/4 Bedroom
Detached
House

2 Sunningdale Avenue
Upper Colwyn Bay
LL29 6DF

£359,950

Reference Number
RP2800
22/10/2025

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

