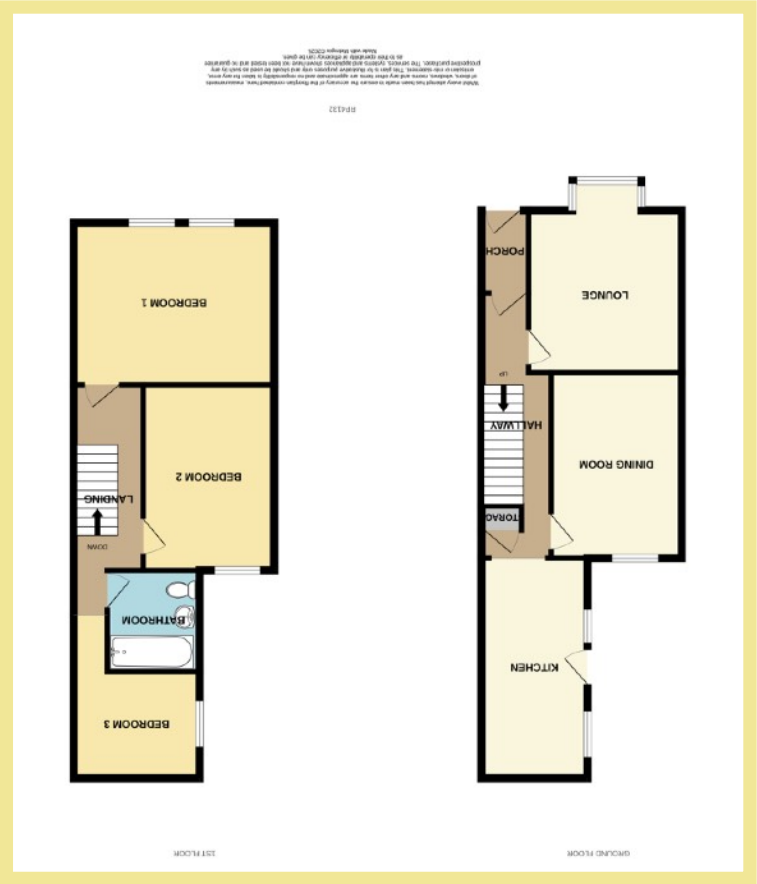


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do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

www.fletcherpoole.com

Fletcher & Poole



3 Church Walks  
Old Colwyn  
LL29 9RU

# Deceptively Spacious Three Bedroom End Terrace Family House Situated In A Popular & Convenient Residential Area

## Description

This three bedroom end terrace family home is deceptively spacious, dating back to the 1830's with high ceilings and good-sized rooms. Situated in the popular & convenient area of Old Colwyn, steps away from the local shops & schools. Close to the promenade & beach and a short drive from both Colwyn Bay & Rhos on Sea for further amenities. The property has recently been refurbished by the current owners to include a new fitted kitchen, new modern family bathroom and new gutters & soffits throughout. Outside to the rear is an enclosed & walled garden, laid to lawn with patio seating area and access gate at the back. The accommodation comprises of:- Entrance porch, hallway with understairs storage, light & spacious lounge with box bay window, dining room and new fitted kitchen with "cookmaster" gas range and space & plumbing for a washing machine. Access door into the rear garden. Stairs in the hallway lead up to three double bedrooms and a new modern family bathroom. Benefitting from gas central heating & UPVC double glazed windows and doors throughout. Viewing is highly recommended to appreciate this spacious family home & its popular & convenient location.

- ✓ THREE BEDROOM END TERRACE FAMILY HOUSE
- ✓ DECEPTIVELY SPACIOUS
- ✓ ENCLOSED REAR GARDEN
- ✓ CONVENIENT & POPULAR LOCATION
- ✓ STEPS AWAY FROM THE LOCAL SHOPS & SCHOOLS-CLOSE TO THE PROMENADE & BEACH
- ✓ RECENTLY REFURBISHED
- ✓ NO CHAIN

## Lounge

4.35m x 3.37m (14'3" x 11'1")



## Kitchen

4.84m x 2.34m (15'11" x 7'8")



## Porch

1.82m x 1.05m (6'0" x 3'5")

## Hallway

4.09m x 1.54m (13'5" x 5'1")

## Dining Room

4.11m x 3.11m (13'6" x 10'3")

## Bedroom One

4.46m x 3.60m (14'8" x 11'10")



## Bedroom Two

4.13m x 2.90m (13'7" x 9'6")

## Bedroom Three

3.80m x 2.44m (12'6" x 8'0")

## Bathroom

2.19m x 1.72m (7'2" x 5'8")



## 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 one 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, turn left onto Abergele Road, take the next right turn after the petrol station onto Church Walks. Council Tax Band: "C" (provided on [www.voa.gov.uk](http://www.voa.gov.uk)) Energy Performance Rating Band E

3 Bedroom  
End Terrace

3 Church Walks  
Old Colwyn  
LL29 9RU

£175,000

Reference Number:RP4132  
24/10/25

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: [rhos@fletcherpoole.com](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

