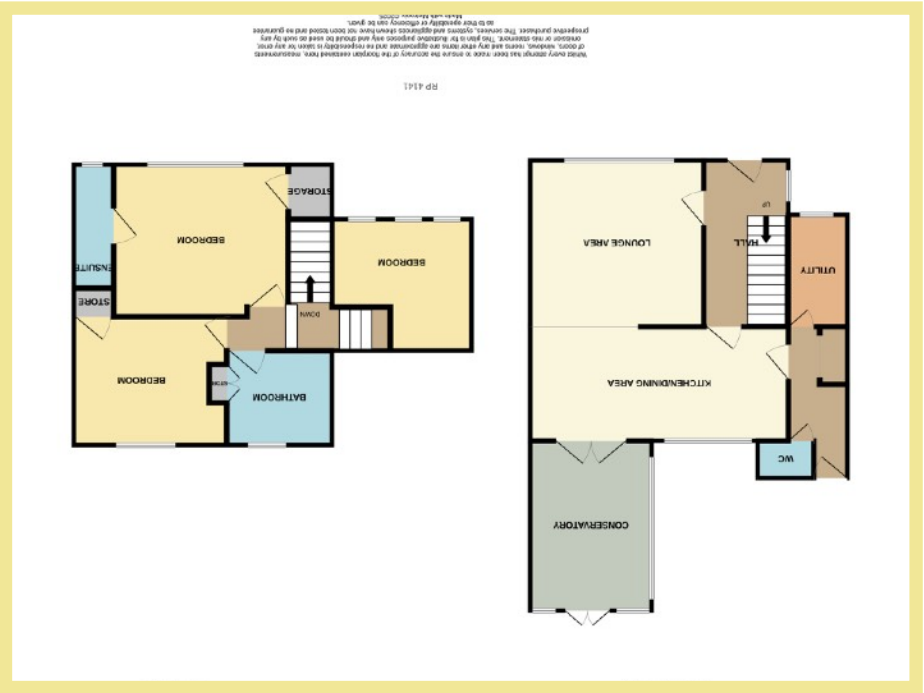


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



12 Maes Y Fron
Colwyn Bay
LL29 8RG

Three Bedroom Mid Terrace House Refurbished & Reconfigured By The Present Owners To Create A Lovely Family Home

Description

This three bedroom mid terrace house in the last five years has been refurbished and reconfigured by the present vendor and a lovely family home created. The property benefits from a spacious open plan living area with a modern kitchen, a conservatory and an ensuite bedroom. In fact this is a property that must be viewed to truly appreciate all that it has to offer internally as well as outside where two off road parking spaces have been created and a good size rear garden paved for easy maintenance. Situated in a cul de sac the property is close to the amenities of Colwyn Bay, Eirias Park and local schools. The accommodation on the ground floor comprises of hallway, open plan lounge, kitchen and dining area, spacious conservatory, utility room and W.C. To the first floor there are three bedrooms, one with an ensuite shower room and two with built in storage and a modern family bathroom. There is gas central heating and UPVC double glazing.

- ✓ THREE BEDROOM MID TERRACE HOUSE
- ✓ REFURBISHED & RECONFIGURED BY THE PRESENT OWNERS TO CREATE A LOVELY FAMILY HOME
- ✓ INCLUDES A SPACIOUS OPEN PLAN LIVING AREA, CONSERVATORY & A BEDROOM WITH AN ENSUITE
- ✓ OFF ROAD PARKING & GOOD SIZE REAR GARDEN
- ✓ NO CHAIN

Lounge Area

3.73m x 3.59m (12'3" x 11'10")



Kitchen/Dining Area

5.75m x 2.80m (18'10" x 9'2")



Utility Room

2.41m x 1.27m (7'11" x 4'2")

Conservatory

3.67m x 2.60m (12'1" x 8'6")



W.C.

1.21m x 0.80m (4'0" x 2'8")

Bathroom

2.33m x 1.66m (7'8" x 5'6")



Bedroom One

3.75m x 3.26m (12'4" x 10'9")

Ensuite

2.66m x 0.86m (8'9" x 2'10")

Bedroom Two

3.27m x 2.67m (10'9" x 8'9") Maximum

Bedroom Three

3.15m x 2.99m (10'4" x 9'10") Maximum

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 right onto the Promenade and continue along, turn right by The Toad public house, at the crossroads continue across, turn left at the mini roundabout onto Conway Road, continue through Colwyn Bay, opposite Eirias Park turn right at the mini roundabout onto Groes Road, follow this road continuing onto Beal Avenue and right onto Maes Y Fron.

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

3 Bedroom Mid Terrace House

12 Maes Y Fron
Colwyn Bay
LL29 8RG

£199,950

NO CHAIN

Reference Number:RP4141
4/11/25

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

