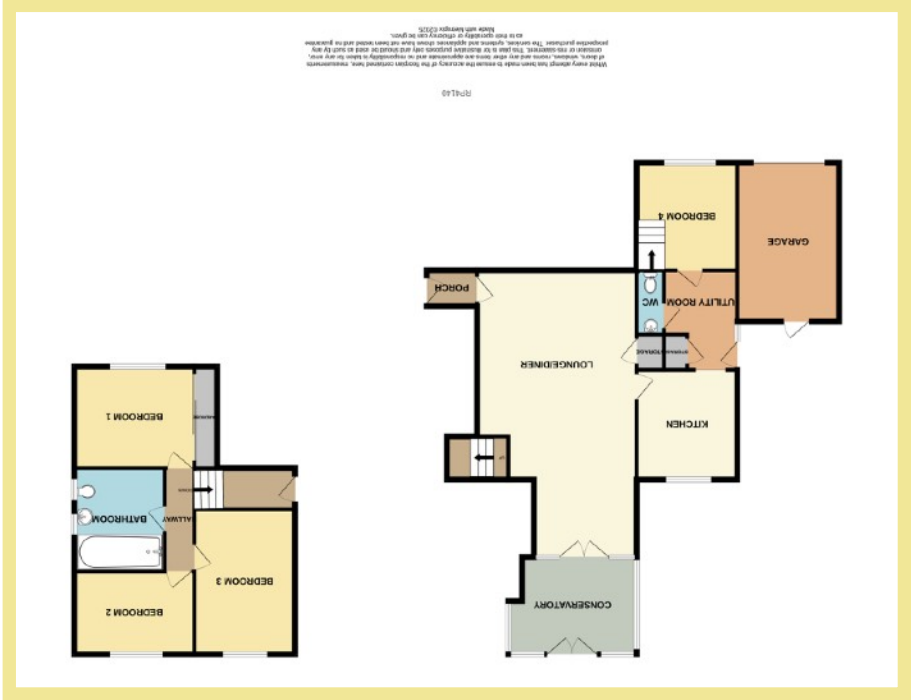


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



1 Cherry Tree Lane
Upper Colwyn Bay
LL28 5YH

Well Planned Four Bedroom Split Level Detached Family House Situated In A Highly Desirable Residential Area

Description

No:1 Cherry Tree Lane is a well planned four bedroom split-level detached family home. Situated in the highly desirable residential area of Upper Colwyn Bay. Close to the local amenities which include a convenience store, junior school & the popular Pen Y Bryn Public house. A short drive from both Colwyn Bay & Rhos on sea for further amenities, the promenade & beach. To the front there is off-road parking on the driveway, EV charging point and access into the detached garage which has plumbing for a washing machine & tumble dryer. The rear enclosed garden is a good size with a lawned area, a variety of plants, trees & shrubs, fenced & hedged borders and a decked patio seating area. On the lower level there is a paved patio seating area for outside dining & entertaining. Access into the garage from the rear. The accommodation comprises of:- Entrance porch, large lounge/diner with feature fireplace and doors into the conservatory, modern fitted kitchen with integrated:-dishwasher, double oven, gas hob with extractor hood, utility room with w.c and door into the garden at the side. Bedroom four is accessed via stairs from the utility room (converted from the garage) A small set of stairs from the lounge leads to another level where there are a further three double bedrooms and family bathroom. Benefitting from UPVC double glazed windows & doors and gas central heating throughout. Viewing is highly recommended to appreciate this well planned family home and it's popular & convenient location.

- ✓ WELL PLANNED FOUR BEDROOM SPLIT LEVEL DETACHED FAMILY HOUSE
- ✓ OFF ROAD PARKING WITH EV CHARGING POINT & GARAGE
- ✓ ENCLOSED REAR GARDEN WITH PATIO SEATING AREAS
- ✓ SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA

Porch

1.51m x 1.05m (5'0" x 3'6")

Lounge/Diner

8.72m x 4.84m (28'7" x 15'11")



Conservatory

3.81m x 2.94m (12'6" x 9'8")

Kitchen

3.23m x 3.01m (10'7" x 9'11")



Utility Room

2.99m x 1.37m (9'10" x 4'6")

W.C.

1.94m x 0.77m (6'5" x 2'7")

Bedroom One

3.61m x 2.02m (11'10" x 6'8")

Bedroom Two

2.95m x 2.50m (9'8" x 8'3")

Bedroom Three

4.16m x 3.34m (13'8" x 11'0")

Bedroom Four

3.25m x 2.91m (10'8" x 9'7")

Bathroom

Garage

4.85m x 3.01m (15'11" x 9'11")

Location

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 towards the promenade, turn right onto the promenade, take the first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue straight ahead at the traffic lights passing over the A55, turn left at the mini roundabout, turn right onto Kings Road signposted to the Zoo, continue up the hill, turn right onto the Old Highway, turn left onto Cherry Tree Lane.

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

4 Bedroom
Split Level
Detached
House

1 Cherry Tree Lane
Upper Colwyn Bay
LL28 5YH

£369,950

Reference Number:RP4140
3/11/25

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

