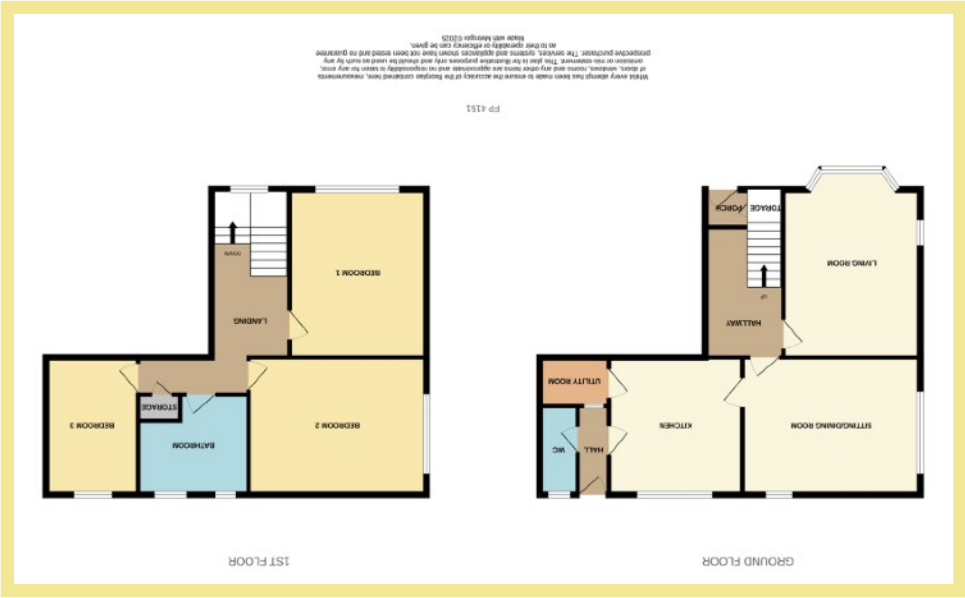


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



38 Station Road
Old Colwyn
Colwyn Bay
LL29 9RG

Well Presented & Spacious Three Bedroom Semi Detached House

Description

This spacious three bedroom semi detached house occupies a corner plot and is only a few minutes walk to the local shops, promenade and amenities. The property benefits from UPVC double glazing and electric heating and viewing is highly recommended to appreciate the spacious layout and presentation throughout. The accommodation on the ground floor briefly comprises of entrance porch with understairs storage, hallway, spacious living room with feature bay window, second large sitting room/dining room, kitchen with utility room and rear porch with access to WC and rear garden. Upstairs there is a spacious landing, two large double bedrooms, one with fitted wardrobes, a third bedroom and a family bathroom. Outside there is a detached garage with off road parking and garden to the front and side which is paved with a variety of plants and shrubs. To the rear of the property there is also a courtyard garden with seating area.

- ✓ WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ WALKING DISTANCE TO THE PROMENADE & BEACH
- ✓ LIGHT & SPACIOUS ROOMS
- ✓ OFF ROAD PARKING & GARAGE

Hallway

2.07m x 3.46m (6’10” x 11’4”)

Living Room

4.79m x 3.61m (15’9” x 11’10”)



Kitchen

3.62m x 3.50m (11’11” x 11’6”)



Utility Room

1.82m x 1.29m (6’0” x 4’3”)

Sitting Room/Dining Room

4.71m x 3.63m (15’6” x 11’11”)



W.C.

2.08m x 0.82m (6’10” x 2’9”)

Bedroom One

4.38m x 3.63m (14’5” x 11’11”)



Bedroom Two

4.71m x 3.63m (15’6” x 11’11”)

Bedroom Three

3.53m x 2.42m (11’7” x 8’0”)

Bathroom

2.92m x 2.44m (9’7” x 8’0”)

Garage

4.44 x 2.73m (14’7” x 9’0”)

Location

The property is located on the outskirts of Old Colwyn with its local shops, schools and other facilities. The larger resort town of Colwyn Bay with its larger shops is approximately two miles distance. The A55 and dual carriageway is close by for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right then right onto the promenade., continue along this road to the end, bear right under the bridge, take the first left onto Station Road.

Council Tax Band: “D”
Energy Performance Rating Band E

3 Bedroom
Semi Detached
House

38 Station Road
Old Colwyn
Colwyn Bay
LL29 9RG

£249,950

Reference Number:RP4151
24/11/25

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		