

We will also confirm that the property remains available. This is particularly important if you are contemplating travelling to view the property. 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 strongly recommend that all the information which we provide about the property is verified by your adviser.

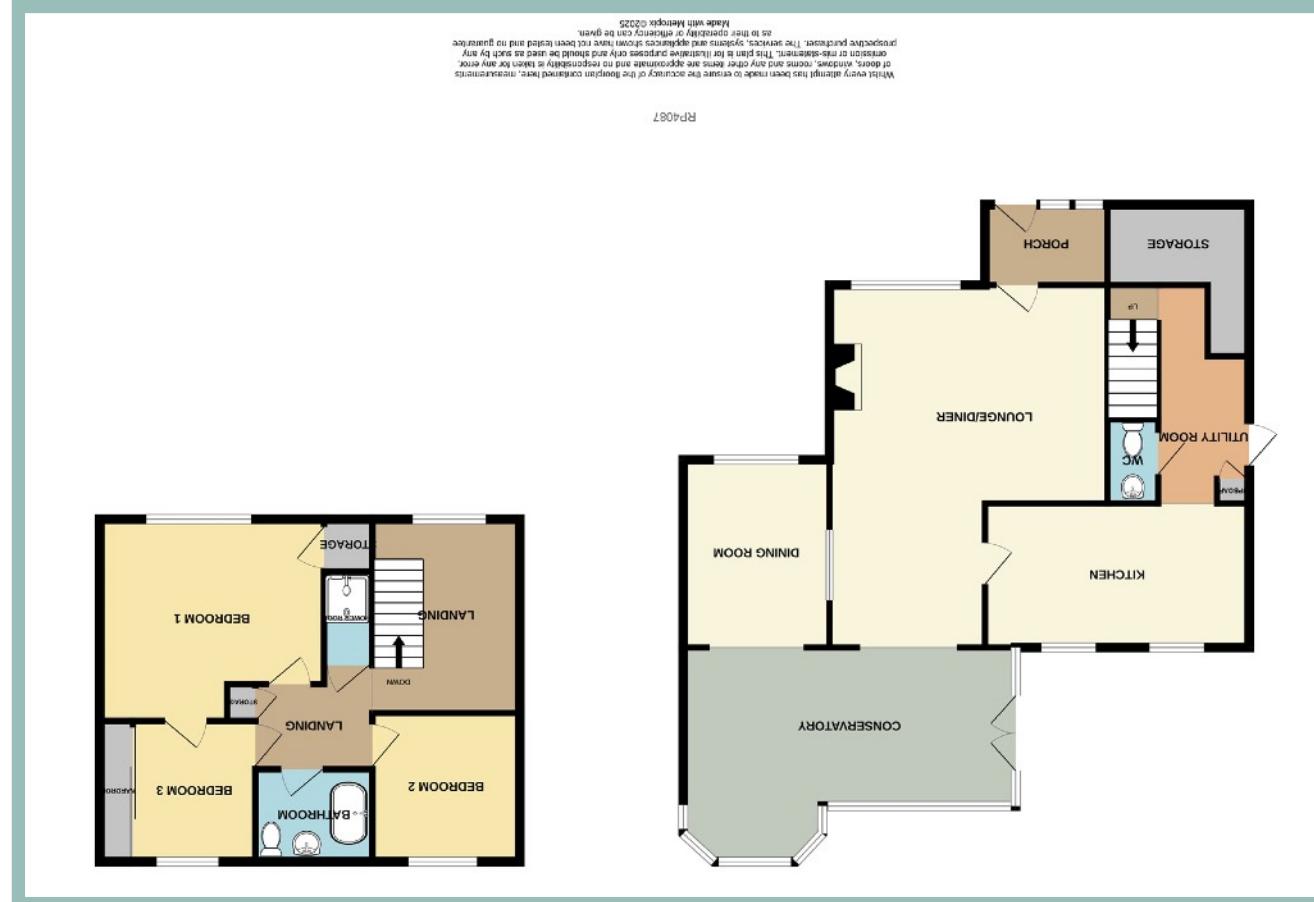
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

Part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of

We endeavour 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

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DIAMOND COLLECTION
Fletcherr[®] Pool



48 Cherry Tree Lane
Upper Colwyn Bay
LL28 5YH

Well Presented Three/Four Bedroom Detached family House On A Highly Desirable Lane in The Popular Residential Area Of Upper Colwyn Bay

Description

48 Cherry Tree Lane is a spacious & well presented detached three/four bedroom family house.

Situated in the popular residential area of Upper Colwyn Bay, close to the local amenities which include a convenience store, school and Pen Y Bryn pub. A short drive to Colwyn Bay & Rhos on Sea for further amenities, the promenade & beach.

With a good sized rear garden, enclosed & lawned with fenced & hedged borders, ornamental pond, garden shed and a covered paved patio seating area giving an ideal space for outside dining & entertaining. To the front there is off road parking on the driveway, lawned garden and access into the front of the garage which is now a storage area.

The accommodation comprises of:-

Entrance porch, spacious lounge/diner with log burner, kitchen with "rangemaster" cooker, utility room with space & plumbing for a washing machine & dryer, downstairs w.c. Stairs in the utility area lead up to the first floor landing space which would be ideal for an office area/bedroom, two double bedrooms, a single bedroom with fitted wardrobes, shower room and a separate bathroom with a freestanding bath.

The property benefits from UPVC double glazed windows and gas central heating with a new boiler replaced within the last 12 months. Electric underfloor heating in the conservatory, parking for 2 vehicles and an EV charger.

Viewing is highly recommended to appreciate the spacious layout and desirable & popular location this family home has to offer.

- ✓ WELL PRESENTED THREE/FOUR BEDROOM DETACHED FAMILY HOUSE
- ✓ OFF ROAD PARKING
- ✓ ENCLOSED REAR GARDEN
- ✓ LARGE CONSERVATORY
- ✓ SITUATED IN A POPULAR & DESIRABLE RESIDENTIAL AREA
- ✓ NO CHAIN



3/4 Bedroom Detached House

48 Cherry Tree Lane
Upper Colwyn Bay
LL28 5YH

£364,950

Reduced From £379,950
NO CHAIN

Reference Number: RP4087
10/09/25

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

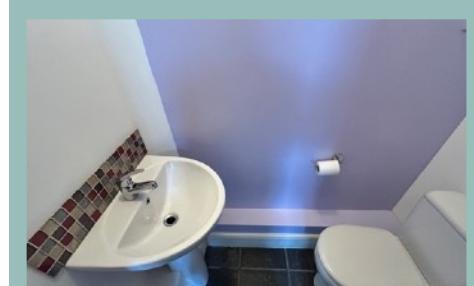
Valuation

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: rhosonsea@fletcherpoole.co.m
web: www.fletcherpoole.com





Porch

2.26m X 1.48m (7'5" x 4'10")

Lounge/Diner

6.85m X 5.10m (22'6" x 16'9")

Conservatory

5.81m x 3.92m (19'1" x 12'10")

Dining Room

3.43m x 2.69m (11'3" x 8'10")

Kitchen

4.87m x 2.60m (16'0" x 8'7")

Utility Room

3.91m x 1.68m (12'10" x 5'6")

W.C.

1.53m x 0.76m (5'0" x 2'6")

Storage Area (Was Garage)

2.74m x 2.57m (9'0" x 8'5")

Bedroom One

4.11m x 3.68m (13'6" x 12'1")

Bedroom Two

2.65m x 2.60m (8'9" x 8'7")

Bedroom Three

2.59m x 2.24m (8'6" x 7'4")

3/4 Bedroom
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Bathroom

2.13m x 1.71m (7'0" x 5'8")

Shower

2.05m x 0.91m (6'9" x 3'0")

Landing area/Office Area

3.59m x 2.65m (11'10" x 8'8")



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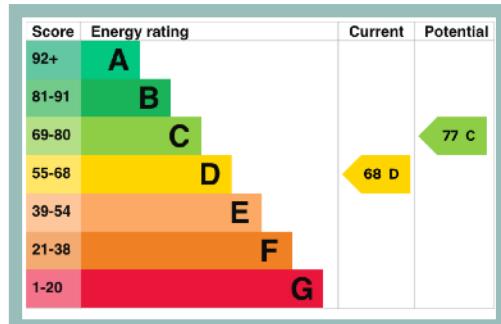
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Location

Located in the Upper Colwyn bay area of Colwyn Bay which is a popular residential area with its local shops, schools and other amenities.

The A55 dual carriageway is close by for easy access to Chester and the motorways beyond, as is the main rail line from Holyhead to London Euston.



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 second left onto Cherry Tree Lane.

Council Tax Band E

Energy Performance Rating Band D

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