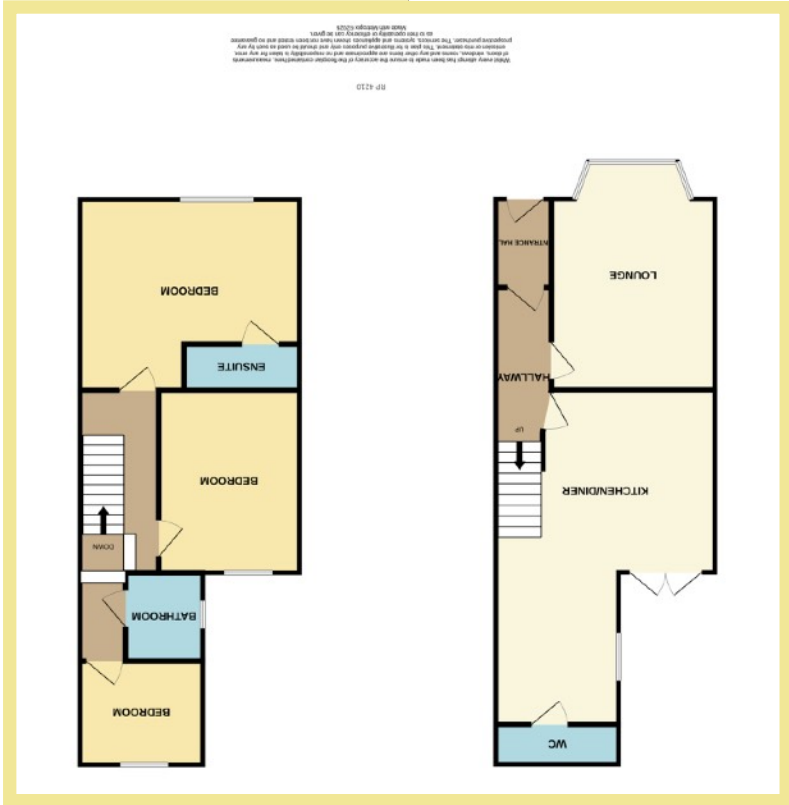


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



8 Victor Road
Colwyn Bay
LL29 7TN

Three Bedroom Mid Terrace House Situated Close To Amenities & All Transport Links

Description

This three bedroom mid terrace house is situated close to the amenities of Colwyn Bay. The deceptively spacious property benefits from not only an open plan kitchen/diner with French doors to the back yard and modern fitted kitchen with integrated hob, oven, fridge, freezer and dish washer but also a master bedroom with an ensuite. Viewing is recommended to appreciate the size and layout of the accommodation. There is gas central heating and UPVC double glazing. Outside there is a small front garden and enclosed rear yard with seating area. The accommodation comprises of entrance hall, hallway, lounge with bay window to the front aspect, kitchen/diner and w.c./utility. To the first floor there are three bedrooms, one with an ensuite shower room and a modern bathroom.

- ✓ THREE BEDROOM MID TERRACE HOUSE
- ✓ DECEPTIVELY SPACIOUS PROPERTY WITH MODERN OPEN PLAN KITCHEN/ DINER
- ✓ SITUATED CLOSE TO AMENITIES & ALL TRANSPORT LINKS
- ✓ NO CHAIN

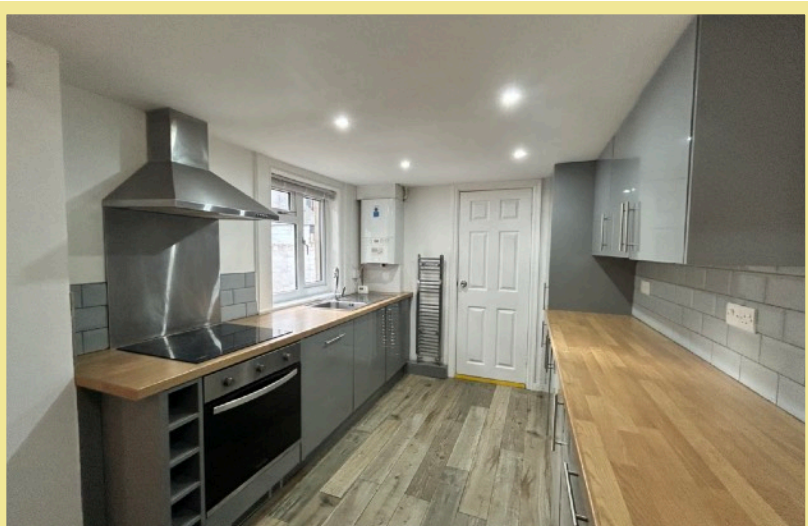
Lounge

4.77m x 3.42m (15'8" x 11'3") Maximum



Kitchen/Diner

6.98m x 4.57m (22'11" x 15'0") Maximum



W.C/Utility

2.73m x 0.73m (9'0" x 2'5")

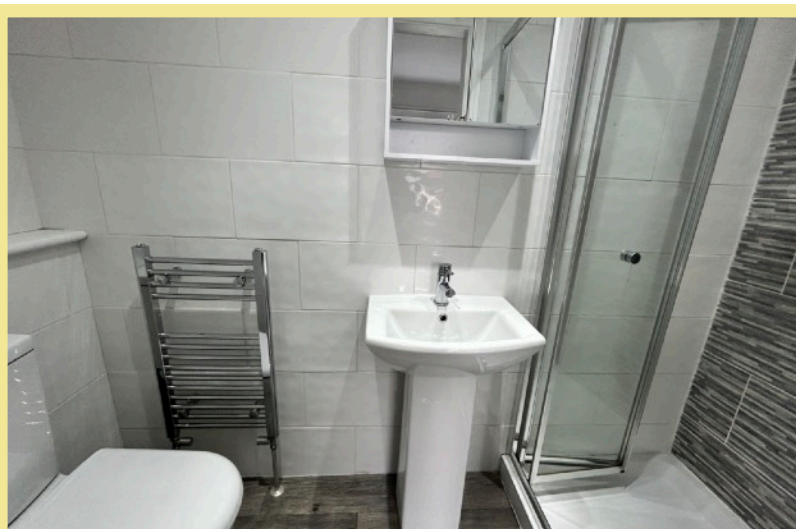
Bedroom One

4.64m x 3.99m (15'3"x 13'1")



Ensuite

2.40m x 0.96m (7'11"x 3'2")



Bedroom Two

3.80m x 2.87m (12'6" x 9'5")

Bedroom Three

2.61m x 2.14m (8'7" x 7'0")

Bathroom

1.84m x 1.64m (6'1" x 5'5")

Location

Situated close to the centre of Colwyn Bay which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond

Directions

From the Rhos On Sea office turn right towards the Promenade, turn right on to the Promenade, continue along turn right by The Toad public house, at the crossroads go straight across, at the mini roundabout turn left onto Conway Road and after St Pauls Church turn right onto Rhiw Road, Victor Road can be found on the left hand side.

Council Tax Band B
Energy Performance Rating Band "C"

3 Bedroom Mid Terrace House

8 Victor Road
Colwyn Bay
LL29 7TN

£169,950

REDUCED FROM £179,950
NO CHAIN

Reference Number:RP4210
17/02/26

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

