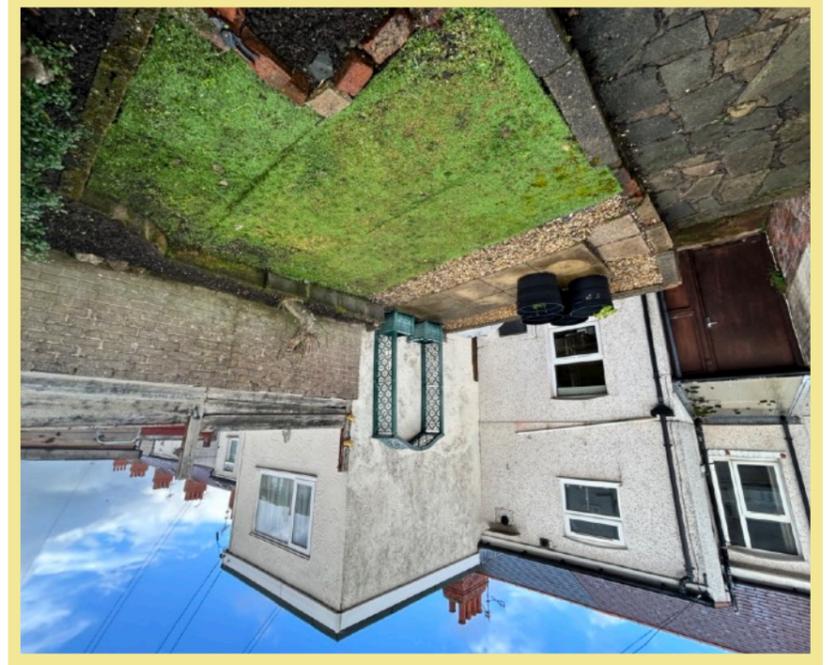


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



72 Park Road  
Colwyn Bay  
LL29 7UL

# Well Planned Two Bedroom Mid Terrace House Situated In A Convenient Area Close To The Amenities Of Colwyn Bay

## Description

This well planned two bedroom mid terrace house is situated in a convenient residential area. Close to the local shops, schools & other amenities of Colwyn Bay. A short drive from both Rhos on Sea & Llandudno. To the rear the enclosed garden has fenced borders and is paved for low maintenance with timber gate access into the lane at the rear.

The accommodation comprises of:-

Hallway, spacious open-plan lounge/diner with bay window, kitchen, rear porch. Stairs in the hallway lead up to two double bedrooms, bathroom and separate w.c.

The property benefits from gas central heating & UPVC double glazed windows. Viewing is recommended to appreciate the convenient location and well planned layout this mid terrace house offers.

- ✓ TWO BEDROOM MID TERRACE HOUSE
- ✓ OPEN-PLAN LAYOUT DOWNSTAIRS
- ✓ ENCLOSED LOW MAINTENANCE REAR GARDEN
- ✓ SITUATED CLOSE TO THE LOCAL SHOPS, SCHOOLS & OTHER AMENITIES

## Lounge Area

3.80m x 3.21m (12'6" x 10'7")



## Dining Area

3.64m x 3.13m (11'11" x 10'3")

## Kitchen

3.86m x 2.82m (9'5" x 9'3")



## Rear Porch

2.66m x 1.36m (8'9" x 4'6")

## Bedroom One

4.55m x 3.14m (14'11" x 10'4")



## Bedroom Two

3.14m x 2.91m (10'4" x 9'7")

## Bathroom

2.88m x 1.85m (9'6" x 6'1")



## W.C.

1.19m x 0.84m (3'11" x 2'9")

## 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, Park Road is the third turning on the left.

Council Tax Band B

Energy Performance Rating Band D

## 2 Bedroom Mid Terrace House

72 Park Road  
Colwyn Bay  
LL29 7UL

**£149,950**

Reference Number:RP4216  
2302/26

4Fletcher & 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](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		