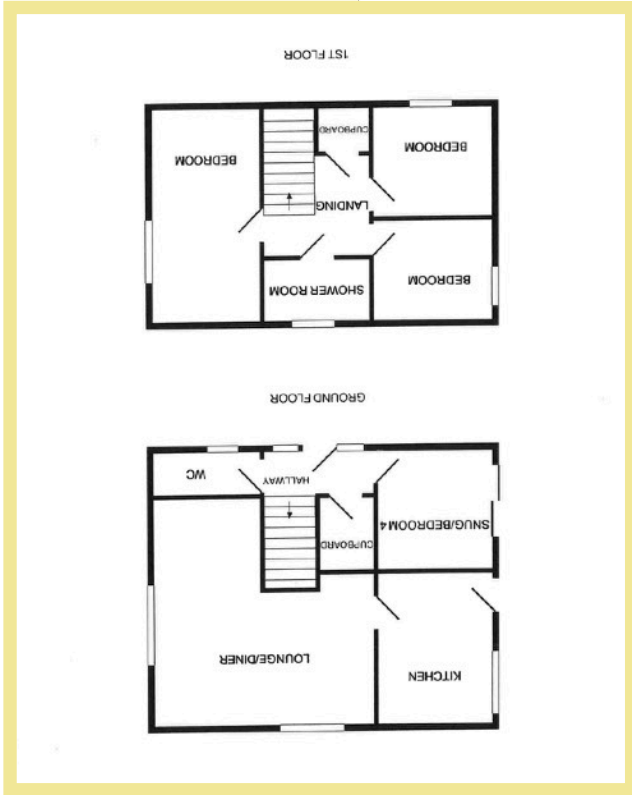


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

F&P Fletcher & Poole



2 Birkdale Close
Upper Colwyn Bay
LL29 6DA

Well Presented Three/Four Bedroom Detached House Situated In A Sought After Location

Description

A well presented three/four bedroom detached house situated in Upper Colwyn Bay and within walking distance of the Pen Y Bryn pub and convenience store.

The property benefits from upvc double glazing and gas central heating and viewing is highly recommended to appreciate the presentation throughout and location.

The accommodation on the ground floor briefly comprises hallway, large lounge/diner, fitted kitchen, snug/bedroom four with patio doors onto the garden and large store cupboard. To the first floor there is a landing, three double bedrooms, a modern shower room and store cupboard.

Outside the property is situated on a large corner plot with off road parking for two vehicles and access to a garage. The rear garden is enclosed with fenced borders, with a flagged patio off the kitchen, steps lead up to a further large decked area.

- ✓ WELL PRESENTED THREE/FOUR BEDROOM DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ LARGE CORNER PLOT
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

Lounge/Diner

5.85m x 4.84m (19'2" x 15'11") Maximum



W.C.

1.51m x 1.21m (5'0" x 4'0")

Snug/Bedroom Four

3.08m x 2.74m (10'1" x 9'0")



Store Cupboard

1.42m x 0.81m (4'8" x 2'8")

Cloakroom

1.31m x 0.81m (4'4" x 2'8")

Kitchen

3.32m x 2.58m (10'11" x 8'6")

Bedroom One

3.63m x 3.30m (11'11" x 10'10")



Bedroom Two

3.10m x 2.87m (10'2" x 9'5")

Bedroom Three

3.08m x 2.61m (10'1" x 8'7")

Shower Room

2.39m x 1.35m (7'10" x 4'5")

Cupboard

0.83m x 0.65m (2'9" x 2'2")

Garage

4.93m x 2.52m (16'2" x 8'3")

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 our Rhos On Sea office turn right onto the Promenade and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout and crossing over the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo. At the top of the hill bear right, take the first left turn onto Troon Way, take the third left onto Birkdale Avenue where you turn right onto Birkdale Close.

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

3/4 Bedroom Detached House

2 Birkdale Close
Upper Colwyn Bay
LL29 6DA

£249,950

REDUCED FROM £259,950

Reference Number:RP3146
8/09/2025

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

Registered Company
Number 4687367

Valuation

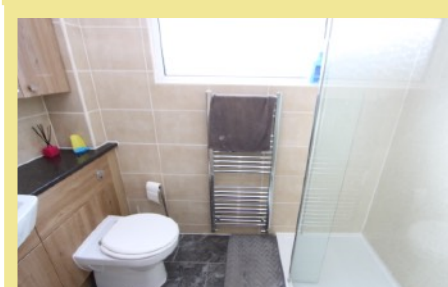
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		