



# SPACIOUS FOUR BEDROOM SEMI-DETACHED FAMILY HOUSE WITH A LARGE LOFT ROOM. SITUATED IN A CONVENIENT RESIDENTIAL AREA.

## Description

This traditional four bedroom semi-detached family home is situated in a convenient residential area of Old Colwyn. Walking distance to the local shops, schools, promenade & beach. A short drive to both Colwyn Bay & Rhos on Sea.

With a spacious & well-planned layout, high ceilings, original features and the added benefit of a large loft room.

To the front there is substantial off-road parking on the driveway and access into the detached garage. The enclosed rear garden is laid to lawn with fenced borders, patio seating area-a perfect spot for outside dining & entertaining. Access into an outbuilding at the rear of the kitchen which is currently used as a utility area with w.c.

The accommodation comprises of:- Entrance porch, hallway with original parquet flooring, lounge with bay window to the front, lounge/kitchen/diner with log burner and patio doors into the garden.

Stairs in the hallway lead up to the 1st floor where there are four bedrooms-the master bedroom has a range of fitted wardrobes and an en-suite shower room. A family bathroom completes this floor.

Stairs lead up to the 2nd floor where there is a light & spacious loft room.

The property benefits from gas central heating & UPVC double-glazed windows.

Viewing is essential to appreciate this spacious, well-planned family home and it's convenient location.

- ✓ FOUR BEDROOM SEMI-DETACHED FAMILY HOUSE
- ✓ ADDITIONAL LOFT ROOM ON THE 2ND FLOOR
- ✓ SUBSTANTIAL OFF-ROAD PARKING
- ✓ DETACHED GARAGE
- ✓ ENCLOSED REAR GARDEN
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH
- ✓ SPACIOUS OPEN-PLAN LOUNGE/KITCHEN/DINER
- ✓ FREEHOLD

## Porch

7' 3" x 4' 7" (2.21m x 1.41m)

## Hallway

15' 4" x 8' 10" (4.67m x 2.70m)

## Lounge

15' 9" x 13' 5" (4.79m x 4.09m)



## Garage

25' 9" x 10' 6" (7.86m x 3.21m)

## Outbuilding (Currently Used As A Utility)

5' 5" x 4' 4" (1.65m x 1.32m)

## Outside W.C

5' 5" x 2' 10" (1.65m x 0.86m)

## Lounge/Kitchen/Diner

22' 4" x 19' 10" (6.81m x 6.05m)



## Master Bedroom

15' 9" x 11' 1" (4.79m x 3.39m)



## Ensuite

7' 2" x 4' 4" (2.18m x 1.31m)

## Bedroom Two

12' 11" x 11' 7" (3.93m x 3.52m)

## Bedroom Three

15' x 9' 11" (4.56m x 3.03m)

## Bedroom Four

7' 10" x 7' 6" (2.39m x 2.29m)

## Bathroom

11' 2" x 7' 2" (3.40m x 2.18m)

## Loft Room

20' 2" x 20' 1" (6.15m x 6.13m)

## Location

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

## Directions

From the Rhos on Sea office turn right onto the Promenade, continue along this road passing Porth Eirias on the left, bear right signposted Old Colwyn continue to the top of the road to the roundabout, turn left onto Abergele Road, turn left onto Albert Road opposite the garage, turn left onto Kensington Avenue.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band: TBC  
Tenure: Freehold

## 4 Bedroom Semi Detached House

29 Kensington Avenue  
Old Colwyn  
Conwy  
LL29 9SP

**£339,950**

Reference Number:RP4294  
12/5/2026

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: [rhos@fletcherpoole.com](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

