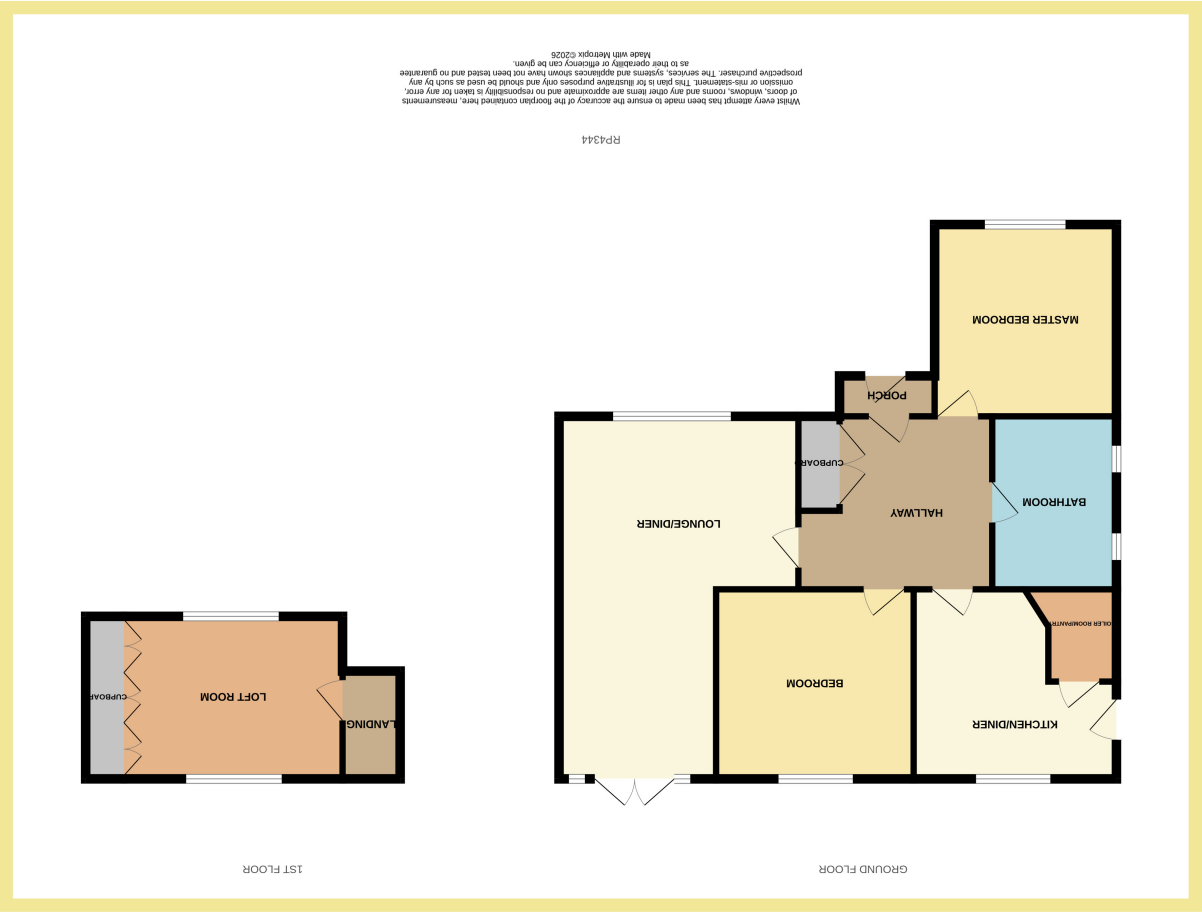


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



10 Peulwys Lane
Old Colwyn
Conwy
LL29 8YD



BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED BUNGALOW WITH ADDITIONAL LOFT ROOM
SITUATED IN A SOUGHT AFTER LOCATION

Description

A beautifully presented and spacious two-bedroom detached bungalow with additional loft room, situated in a sought-after location and close to the local amenities. The property benefits from UPVC double glazing and gas central heating and viewing is highly recommended to appreciate the spacious layout, presentation throughout and leafy location. The accommodation in brief comprises of, porch, spacious hallway with original wood flooring, a large L shaped lounge/diner with dual aspect windows with French doors onto the rear garden, modern fitted kitchen with integrated oven and hob with extractor fan above, pantry/boiler room, master bedroom with fitted wardrobes, a second double bedroom and a spacious family bathroom with separate shower and bath. A Slingsby ladder in the hallway provides access to a large loft room benefitting from a dual aspect window with views.

Outside to the front is walled with a driveway providing off road parking for around three cars with access to a car port and garage. The sunny rear garden is enclosed and laid to chippings and patio for low maintenance with access to a summerhouse and greenhouse, there is also an outside tap and electric points.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED BUNGALOW WITH ADDITIONAL LOFT ROOM
- ✓ SITUATED IN A SOUGHT-AFTER LOCATION CLOSE TO LOCAL AMENITIES
- ✓ SPACIOUS L-SHAPED LOUNGE KITCHEN/DINER
- ✓ MODERN KITCHEN AND BATHROOM
- ✓ SUNNY LANDSCAPED GARDENS
- ✓ OFF ROAD PARKING AND GARAGE
- ✓ FREEHOLD
- ✓ NO CHAIN

Porch

7’ 5” x 3’ (2.26m x 0.90m)

Lounge/Diner

23’ 9” x 15’ 5” (7.25m max x 4.69m max)



Bedroom One

11’ 11” x 11’ 9” (3.63m x 3.59m)



Bedroom Two

11’ 10” x 10’ 3” (3.60m x 3.12m)

Bathroom

8’ 10” x 8’ 1” (2.68m x 2.45m)



Kitchen/Diner

13’ 7” x 11’ 9” (4.14m x 3.58m)



Boiler Cupboard

3’ 10” x 3’ (1.16m x 0.90m)

Loft Room

14’ 5” x 10’ 8” (4.40m x 3.25m)

Landing

5’ 10” x 5’ 1” (1.78m x 1.54m)

Location

The property is located 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 towards the Promenade, turn right on to the Promenade, follow this road down the Promenade, take the turn off signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, go straight on, pass the football ground on the right, carry straight on, turn left onto Peulwys Lane where No 10 can be found.

Council Tax Band: C (provided on www.voa.gov.uk)
Energy Performance Rating Band: TBC
Tenure: Freehold

2 Bedroom Detached Bungalow

10 Peulwys Lane
Old Colwyn
Conwy
LL29 8YD
NO CHAIN

£323,000
REDUCED FROM £339,950
Reference Number:RP4344
18/06/26

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos on Sea, Conwy, 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
web: www.fletcherpoole.com

