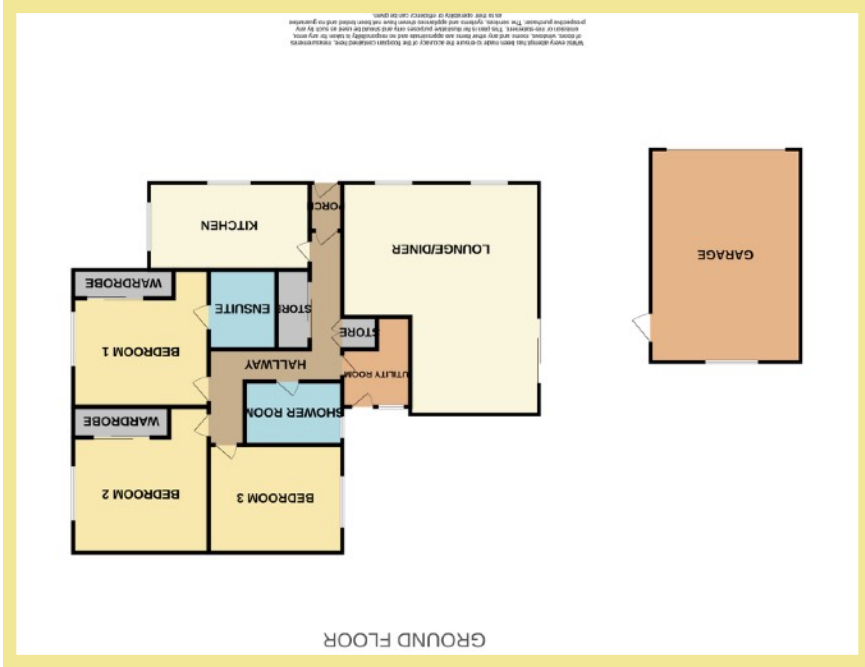


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



2 Maes Madog
Llanelian
Old Colwyn
LL29 8LL

Beautifully Presented Three Bedroom Detached Bungalow Occupying A Large Corner Plot

Description

This beautifully presented three bedroom detached bungalow has deceptively spacious accommodation. In the last two years the vendors have updated the property by decorating throughout, installing a new kitchen, two lots of fitted wardrobes and installing a walk-in shower. Viewing is recommended to appreciate all this property has to offer. Situated close to the amenities of Old Colwyn the bungalow occupies a corner plot with off road parking, a detached garage with electric door and enclosed rear garden including a paved seating area which can be accessed directly from the lounge diner. The well planned accommodation comprises of entrance porch, hallway, light and spacious lounge diner with a newly installed Debrett electric fire, modern kitchen with integrated appliances that includes an eye level double oven, fridge/freezer, dishwasher and an instant hot water tap, utility room with access to rear garden, three double bedrooms, two with fitted wardrobes and the master benefiting from an ensuite shower room and a separate good size shower room. There is gas central heating and UPVC double glazing.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW
- ✓ DECEPTIVELY SPACIOUS ACCOMMODATION OCCUPYING A CORNER PLOT
- ✓ WELL MAINTAINED PROPERTY WITH A RECENTLY INSTALLED KITCHEN
- ✓ CLOSE TO THE AMENITIES OF OLD COLWYN
- ✓ OFF ROAD PARKING, GARAGE & ENCLOSED REAR GARDEN

Lounge/Diner

6.81m x 6.48m (22'4" x 21'3")



Kitchen

3.99m x 2.81m (13'1" x 9'3")



Utility

2.84m x 2.53m (9'4" x 8'4")

Bedroom Three

3.83m x 2.73m (12'7" x 9'0")

Bedroom One

3.99m x 3.41m (13'1" x 11'2")



Ensuite

2.25m x 1.71m (7'5" x 5'8")



Bedroom Two

4.01m x 3.41m (13'2" x 11'2")

Bathroom

2.74m x 1.77m (9'0" x 5'10")

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 miles 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 towards the Promenade, turn right onto the Promenade, follow this road down the Promenade take the right hand turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, go straight across onto Llanellian Road, pass the football pitch on the right, turn right onto Maes Madog.

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

3 Bedroom
Detached
Bungalow

2 Maes Madog
Old Colwyn
LL29 8LL

£299,950

Reduced From £329,950
Reference Number:RP4083
26/08/25

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		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		