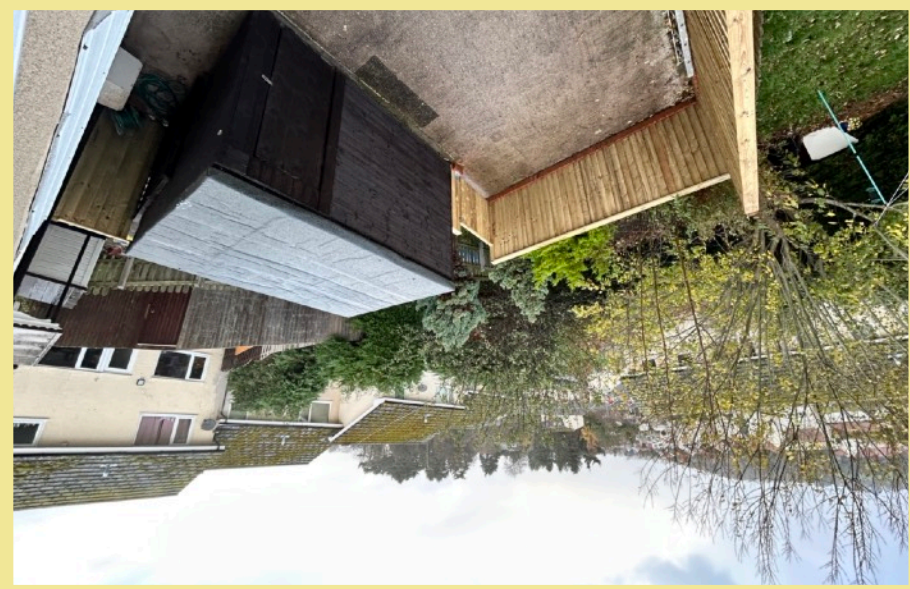


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



A Well Presented & Spacious Three bedroom Mid Terrace House Situated Close To Local Amenities

Description

We are delighted to present a well-maintained and spacious three-bedroom mid terrace house close to the local amenities of Colwyn Bay with excellent A55 access. The property is offered freehold with no chain / vacant possession, with all walls and ceilings newly painted internally and externally and new fencing to the front and rear to create a light spacious “ready to move into” feel throughout. The property would be ideal for a first-time buyer, young family looking for a rung up on the ladder or buy to let with instant potential to move a tenant in. The property benefits from UPVC double glazing, insulated cavities and loft and gas CH with internet accessible Hive control with an energy rating C and council tax band B this is a home with affordable running costs for the owner. Viewing is highly recommended to appreciate the spacious layout and secure child friendly outside areas. The ground floor is well presented with ample on street parking where a gate provides access to a private yard space with outside tap and lighting. French doors lead into a spacious conservatory with an open archway into an open plan large lounge/ diner which runs the full width of the property with a media wall. Off the lounge is a modern fitted kitchen with integrated oven, ceramic hob and space for a fridge freezer. The internal hallway provides under stair storage with a door to a spacious ground-floor w.c/ utility room with built in cupboards and space plumbing and electric for a washing machine and tumble dryer. Upstairs there is a landing with access to a loft with lighting leading to, a spacious master bedroom with large floor to ceiling full wall wardrobes and a single bedroom both with distant hillside views and a second double bedroom to the front aspect. There is also a large well-presented spacious family bathroom with a corner bath, shower above and vinyl flooring. This spacious and well-presented property is worth viewing for potential purchasers. A back door leads onto the large yard area which is securely fenced and gated with a large well-maintained shed for storage and outside tap, a gate leads you through to a further lawned garden with mature shrubs and trees.

- ✓ A WELL PRESENTED & SPACIOUS THREE BEDROOM MID TERRACE HOUSE
- ✓ SITUATED CLOSE TO THE LOCAL AMENITIES OF COLWYN BAY
- ✓ SPACIOUS CONSERVATORY WITH LARGE LOUNGE/DINER
- ✓ MODERN BATHROOM AND KITCHEN
- ✓ FAMILY FRIENDLY GARDEN TO THE FRONT AND REAR
- ✓ NO CHAIN

Hallway

4.45m x 3.07m (14’7” x 10’1”) Maximum

Lounge/Diner

6.55m x 3.07m (21’6” x 10’1”)



Kitchen

3.12m x 2.22m (10’3” x 7’4”)



Conservatory

3.64m x 2.39m (11’11” x 7’10”)

W.C./Utility

2.27m x 2.16m (7’6” x 7’1”)

Bedroom One

3.79m x 3.11m (12’5” x 10’3”) Into wardrobe

Bedroom Two

3.16m x 3.09m (10’5” x 10’2”)

Bedroom Three

3.09m x 2.17m (10’2” x 7’2”)

Bathroom

3.06m x 2.21m (10’0” x 7’3”)

Shed

2.92m x 2.24m (9’7” x 7’4”)

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 one 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 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 join the A55 in the direction of Chester leave the A55 at the second junction signposted Old Colwyn and turn right at the end of the slip road and proceed to the roundabout, take the fourth exit onto Abergele Road, take the third left onto Elian Road, then second right onto Ffordd Bugali, Ffordd Fedwen is the first left where the property can be found on the right.

Council Tax Band: ”B” (provided on www.voa.gov.uk)

Energy Performance Rating Band C

3 Bedroom
Mid Terrace
House

12 Ffordd Fedwen
Colwyn Bay
LL29 8PN

£169,950

NO CHAIN

Reference Number:RP4156
1/12/25

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

