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www.fletcherpoole.com



20 Kenneth Avenue
Colwyn Bay
LL29 7UN

Three Bedroom Detached Family Home With Far Reaching Sea Views From The Front Aspect

Description

This three bedroom detached house is situated at the end of a cul de sac close to the amenities of Colwyn Bay and with far-reaching sea views to the front aspect. The well planned accommodation benefits from two reception rooms and outside there is ample off road parking and a detached garage. The front and rear gardens are laid for easy maintenance and landscaped with stone paving. The accommodation on the ground floor comprises of porch, hallway, two good size reception rooms with one giving access to the rear garden and an open plan kitchen/diner. To the first floor there are two double bedrooms, one with a range of fitted wardrobes and the other benefitting from distant sea views, a single bedroom currently being used as a study/dressing room and a family bathroom. There is gas central heating and UPVC double glazing.

- ✓ THREE BEDROOM DETACHED FAMILY HOME
- ✓ WELL PLANNED ACCOMMODATION BENEFITTING FROM TWO RECEPTION ROOMS
- ✓ OFF ROAD PARKING & GARAGE WITH GARDEN LAID FOR EASY MAINTENANCE
- ✓ SITUATED AT THE END OF A CUL DE SAC
- ✓ FAR REACHING SEA VIEWS FROM THE FRONT ASPECT

Reception Room 1

3.84m x 3.64m (12'7" x 11'11")



Reception Room 2

3.82m x 3.09m (12'6" x 10'2")



Porch

2.20m x 1.31m (7'3" x 4'4")

Hallway

4.17m x 1.79m (13'8" x 5'11")

Kitchen Area

2.99m x 2.48m (9'10" x 8'2")



Dining Area

3.03m x 1.80m (9'11"x 5'11")

Bedroom One

3.88m x 3.56m (12'9" x 11'8") Maximum

Bedroom Two

3.85m x 3.39m (12'8" x 11'2")

Bedroom Three

3.00m x 2.43m (9'10" x 8'0")

Bathroom

2.38m x 1.67m (7'10"x 5'6")

Garage

5.50m x 3.67m (18'0" x 12'1")

Location

The property is located in the area of Colwyn Bay with its variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway 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, turn right by The Toad public house, go straight across at he crossroads, turn left onto Conway Road at the mini roundabout, continue through Colwyn Bay, turn right opposite the garage onto Nant Y Glyn Road, turn right onto Park Road, take the first left turn then first right onto Kenneth Avenue.

Council Tax Band: "E" (provided on www.voa.gov.uk)

Energy Performance Rating Band "E"

3 Bedroom Detached House

20 Kenneth Avenue
Colwyn Bay
LL29 7UN

£265,000

Reference Number:RP4042
17/02/26

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		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		