

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 arrangements. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

We strongly recommend that all the information which we provide about the property is verified by yourself or your adviser.

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.

Offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller or buyer.

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.

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F&P Fletcher Pool



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

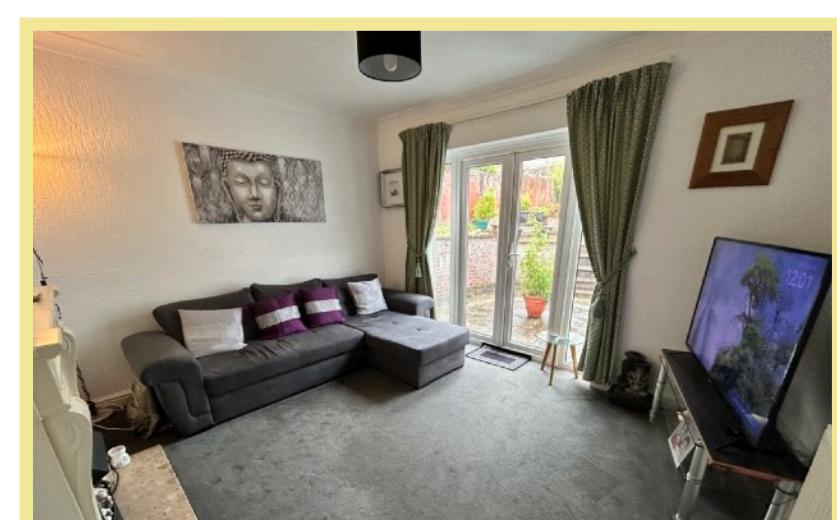
## Reception Room 1

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

