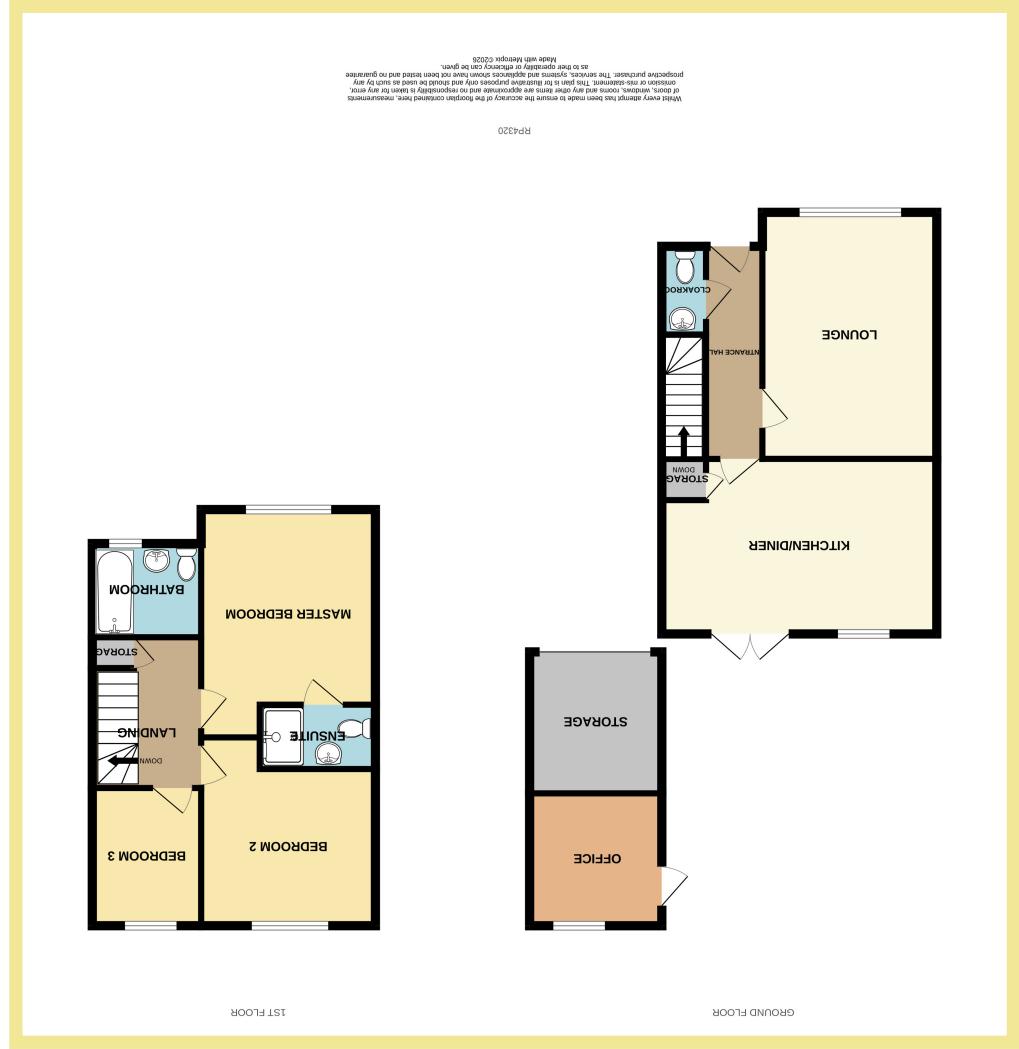


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



30 Gernant
Old Colwyn
Colwyn
LL29 8UX



WELL-PLANNED THREE BEDROOM SEMI-DETACHED FAMILY HOUSE SITUATED ON A POPULAR DEVELOPMENT ON THE OUTSKIRTS OF OLD COLWYN

Description

Situated in a quiet cul-de-sac on a popular development. Built by the renowned Castle Green Homes. This well-planned three bedroom semi-detached family home is ideal for modern living.

On the outskirts of Old Colwyn. A short drive to the local shops, schools, promenade, beach & other amenities.

Outside the rear garden is enclosed & lawned with decked patio seating area. With access into the rear of the garage which has been converted into an office-making a perfect space to "work from home".

To the front there is off-road parking on the driveway and access into the front of the garage which is now used for storage. (easy to convert back into a full-size garage)

The property comprises of:- Entrance hallway with cloakroom, lounge, kitchen/diner with modern fitted kitchen and integrated appliances and a utility cupboard which has plumbing for a washing machine.

French doors lead out into the garden.

Upstairs you will find three bedrooms and a family bathroom. The master bedroom benefits from an en-suite shower room.

The property has gas central heating and UPVC double-glazed windows throughout. Early viewing is essential to appreciate this well-planned family home on this popular development.

- ✓ THREE BEDROOM SEMI-DETACHED FAMILY HOUSE
- ✓ OPEN-PLAN KITCHEN/DINER
- ✓ MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- ✓ OFF-ROAD PARKING
- ✓ ENCLOSED REAR GARDEN
- ✓ HOME OFFICE CREATED FROM THE GARAGE-AN IDEAL SPACE TO "WORK FROM HOME"
- ✓ SITUATED ON A POPULAR DEVELOPMENT

Hallway

13' 7" x 3' 7" (4.13m x 1.09m)

Lounge

15' 8" x 10' 11" (4.78m x 3.33m)



Kitchen/Diner

18' 3" x 11' 5" (5.57m x 3.48m)



Cloakroom

5' 8" x 2' 10" (1.73m x 0.85m)

Office (Rear of Garage)

8' 5" x 8' 1" (2.57m x 2.47m)

Store (Front of Garage)

9' 2" x 8' 6" (2.79m x 2.59m)

Master Bedroom

9' 2" x 11' 1" (2.79m x 3.38m)



Ensuite

7' 5" x 4' (2.26m x 1.23m)

Bedroom Two

10' 11" x 10' 6" (3.33m x 3.21m)



Bedroom Three

8' 8" x 7' 5" (2.65m x 2.26m)

Bathroom

6' 10" x 5' 9" (2.08m x 1.75m)

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 onto the Promenade, follow this road down the Promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, take the second exit onto Llanellian Road which turns into Dolwen Road, continue up the hill where Gernant can be found on the left.

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

Energy Performance Rating Band: B

Tenure: Leasehold. The property is leasehold on a 999 year lease from 2017. £200 a year for the ground rent.

And £200 for services on the estate- upkeep of play areas etc

3 Bedroom Semi Detached House

30 Gernant
Old Colwyn
Colwyn
LL29 8UX

£249,950

Reference Number:RP4342
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

