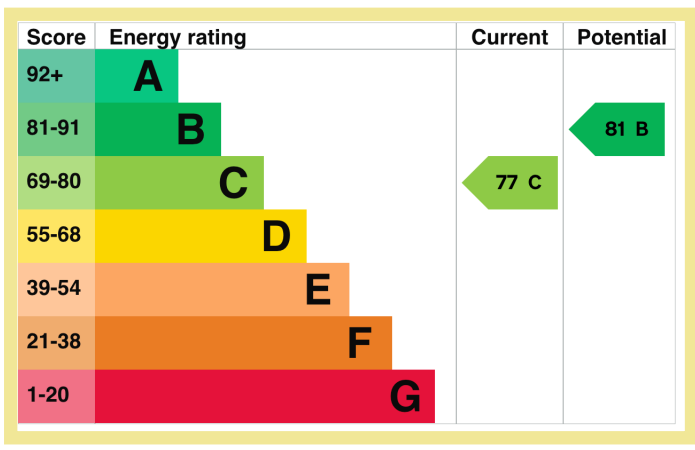


36 Kensington Avenue
Old Colwyn
Conwy
LL29 9ST



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fletcher & Poole

www.fletcherpoole.com

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.

SPACIOUS, TRADITIONAL FOUR BEDROOM SEMI-DETACHED FAMILY HOUSE WITH SOUTH-FACING REAR GARDEN. WALKING DISTANCE TO THE LOCAL SCHOOLS, SHOPS, PROMENADE & BEACH

Description

This traditional semi-detached house is ideal for a family with it's four double bedrooms, two spacious living rooms and a dining room.
Situated in a popular & convenient residential area. Walking distance to the local shops, schools, promenade & beach in Old Colwyn. A short drive from both Colwyn Bay & Rhos on Sea.
The enclosed garden at the rear is South-facing with an abundance of mature trees, plants & shrubs. Ornamental pond, 3 garden sheds, a good-sized workshop with full power & light and a garden room.
A patio seating area creates a perfect space for outside dining & entertaining. To the front there is ample off-road parking.
The interior comprises of:-Entrance porch, hallway with understairs storage, front room with bay window, dining room into the kitchen which is an attractive shade of sage green with integrated appliances to include:- Double oven, microwave, dishwasher, fridge/freezer, 5-burner gas hob & extractor hood. Garden room with w.c and space & plumbing for utilities and access door into the rear garden.
The lounge has a warming log burner and triple-glazed bi-fold doors onto the patio.
Stairs in the hallway lead up to the 4 double bedrooms and family bathroom which has a bath & separate shower.
The house benefits from gas central heating and UPVC double-glazed windows & doors.
Early viewing is essential to appreciate the convenient location and all this spacious family home has to offer.

- ✓ FOUR BEDROOM TRADITIONAL SEMI-DETACHED FAMILY HOUSE
- ✓ FOUR DOUBLE BEDROOMS
- ✓ SOUTH-FACING REAR GARDEN
- ✓ WORKSHOP, GARDEN ROOM & THREE GARDEN SHEDS
- ✓ OFF-ROAD PARKING AT THE FRONT
- ✓ SITUATED IN A POPULAR & CONVENIENT RESIDENTIAL AREA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH
- ✓ FREEHOLD

Porch

9' 10" x 4' 7" (3.01m x 1.39m)

Hallway

11' x 9' 10" (3.34m x 3.01m)

Front Room

14' 7" x 13' 5" (4.44m x 4.10m)



Dining Room

12' x 10' 3" (3.65m x 3.12m)

Kitchen

11' 9" x 9' 10" (3.57m x 3.01m)

Garden Room

13' 2" x 8' 2" (4.01m x 2.48m)

W.C

5' 3" x 2' 10" (1.61m x 0.86m)

Lounge

18' 1" x 11' 5" (5.52m x 3.49m)



Workshop

11' 1" x 10' 6" (3.39m x 3.21m)

Bedroom One

14' 8" x 11' 8" (4.47m x 3.55m)



Bedroom Two

13' 8" x 11' 4" (4.16m x 3.46m)

Bedroom Three

12' x 9' 11" (3.66m x 3.03m)

Bedroom Four

9' 10" x 8' 1 (3.01m x 2.44m)

Bathroom

10' 3" x 8' 8" (3.13m x 2.65m)

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 right onto the Promenade, continue along this road passing Porth Eirias on the left, bear right signposted Old Colwyn continue to the top of the road to the roundabout, turn left onto Abergele Road, turn left onto Albert Road opposite the garage, turn left onto Kensington Avenue.

Council Tax Band: E (provided on www.voa.gov.uk)
Energy Performance Rating Band: C
Tenure: Freehold

4 Bedroom Semi Detached House

36 Kensington Avenue
Old Colwyn
Conwy
LL29 9ST

£335,000

Reference Number:RP4449
20/10/2026

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









