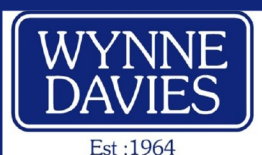




House - Mid Terrace (EPC Rating: C)

39 WELLINGTON ROAD, OLD COLWYN,
LL29 9NE

£850 PCM



2 Bedroom House - Mid Terrace located in Old Colwyn

Hallway

Partly glazed wooden door opening into the hallway with wooden floors and stairs leading up to the first floor. Wooden glazed door on your right leading into the living room.

Living room

11'9" x 9'11"

Leading in from the hallway the wooden flooring extends out into the living room. With a front aspect UPVC double glazed window looking out onto the front courtyard, wall mounted electric feature fire place with an ornamental shelf above. also equipped with a wall mounted gas radiator

Kitchen

14'6" x 12'8"

Leading in from the living room, wooden glazed door opening into the kitchen which features a range of wall and base black wooden kitchen units accompanied with grey worktops, stainless steel sink and draining board with a chrome mixer tap, integrated electric oven with a 4 ring gas hob equipped with an integrated extractor fan. wall mounted combination boiler with a wall mounted carbon monoxide alarm. plumbing for a washing machine is also provided in the kitchen. UPVC double glazed back door leading to the rear garden accompanied with a UPVC double glazed window

Bathroom

7'3" x 6'2"

Leading from the kitchen the bathroom comes equipped with partially tiled walls and white gloss floor tiles. A basin with a chrome mixer tap, W/C and an electric shower over bath. 4 spotlights integrated into the ceiling brightening up the room.

Bedroom 1

14'6" x 11'10"

Leading from the hallway landing is a master bedroom with a partial walk in wardrobe. It features neutral walls and grey carpets, equipped with a wall mounted radiator and UPVC double glazed window to the front.

Bedroom 2

10'1" x 11'7"

Leading from the hallway landing is bedroom 2 with a small wardrobe. It features neutral magnolia walls and grey carpets, equipped with a wall mounted radiator and UPVC double glazed window overlooking the rear garden.

Exterior

The property features a small front courtyard with a low level cobbled wall and a gas box. The back garden features a shared pathway for bin access to the neighbouring properties as well as a low level wall and decorative slate. Steps leading up to a gated and fenced off patio area with fence boundaries separating gardens from neighbours.

Nestled in the charming area of Old Colwyn, this delightful mid-terrace house on Wellington Road offers a perfect blend of comfort and convenience. Built in 1900, the property boasts a characterful exterior that reflects its historical roots while providing modern living spaces.

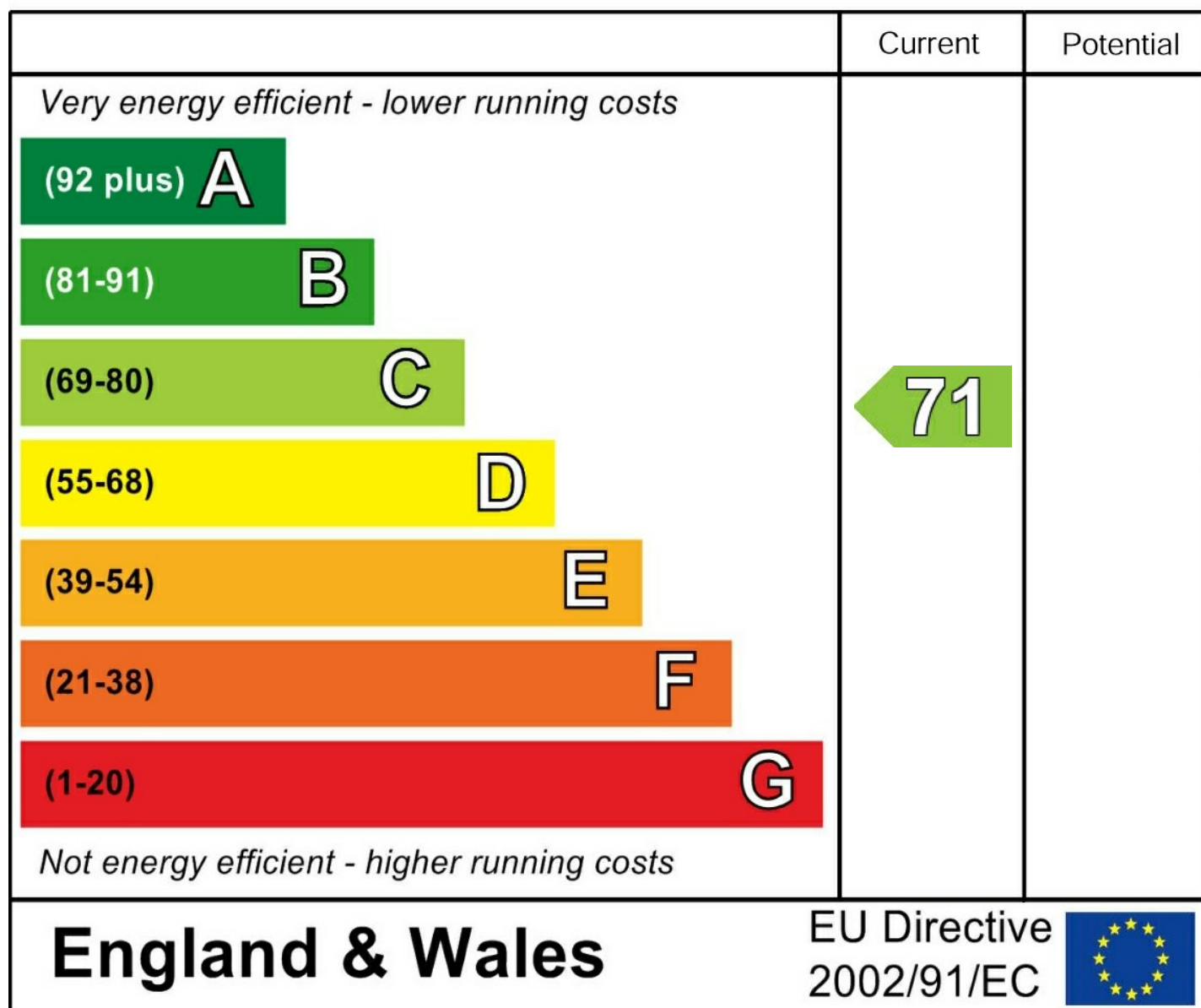
Spanning an inviting 786 square feet, the home features a well-proportioned reception room, ideal for relaxation. The two bedrooms are designed, providing ample cosy place for rest. The bathroom is functional and well-maintained, catering to the needs of a small family or a couple.

One of the standout features of this property is its prime location. Situated close to local amenities, residents will enjoy easy access to shops, cafes, and recreational facilities, making daily life both convenient and enjoyable. The surrounding area is known for its friendly community atmosphere, perfect for those seeking a welcoming neighbourhood.

The mid terrace, offers a comfortable living space in a desirable location. With its blend of historical charm and modern convenience, this property is sure to appeal to a variety of renters. Don't miss the chance to make this lovely house your new home in Old Colwyn!



Energy Efficiency Rating



Energy Performance Graph

B

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Council Tax Band- B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Est :1964