



Bryn Cadnant
55 Cayley Promenade | Rhos on Sea | Colwyn Bay | Conwy | LL28 4EP

FINE & COUNTRY

BRYN CADNANT

An impressive, three storey, Edwardian town house with well-proportioned, character accommodation and marvellous sea views, situated a stone's throw from the beach and a short walk from amenities and the train station.



This substantial property has many possibilities with potential for B&B, a holiday home or to continue to be used as a fantastic family home, the spacious accommodation is complemented by a thoughtfully planned, landscaped garden and private parking.

A Myriad of Features Whispering Tales of a Bygone Era

Located just a stone's throw away from a picturesque waterfront, Bryn Cadnant beckons you with its six bedrooms and a multitude of original features, that whisper tales of a bygone era. From the intricate mock Tudor gables to, plaster mouldings, fireplaces and floorboards, coupled with mod cons to create the perfect balance of character and contemporary.

A Sanctuary of Style and Sophistication

As you cross the threshold, be greeted by the grandeur of the reception hall adorned with tesserae encaustic tiling, a true work of art that sets the tone for the rest of the house. Modern upgrades such as uPVC sash windows seamlessly blend with historical aesthetics, offering a perfect harmony of old-world charm and contemporary comfort. With three reception rooms, a fitted kitchen, a luxurious principal bedroom with an en-suite shower and a striking family bathroom, Bryn Cadnant is a sanctuary of style and sophistication.

A Haven for Relaxation and Entertainment

Outside, the property reveals its hidden treasures. A private oasis, offering a spacious courtyard garden with raised terraces and a lawn, a haven for relaxation and entertainment. Whether you envision family gatherings or intimate soirées, this enchanting garden is the perfect backdrop for creating lasting memories. To the front of the property is off street parking for two vehicles.





SELLER INSIGHT

“ **How long have you owned the property?**
I have been the owner since October 2009 and it took five years to strip all the walls and refurbish the whole property while I worked full time too.”

What attracted you to this specific house and location?
“The attraction of the house was just the outstanding beach in front of the house. It’s so calming and refreshing waking up to the view even on a day that’s dull.....even then there is so much light into the house.”

What would you like to tell parents about the benefits of raising children here?
“The benefits of raising children in this location is the fact that everything is walking distance, there is a stroll into the village to get an ice cream and a run along the beach. The schools are walking distance. It’s a safe place to raise children.”

What can you tell us about the history of the property and how it has been adapted since you’ve owned it?
“The house was built in 1910 and it was owned by Lord Digby in its infancy. The hall entry proudly displays ruabon tiles local to North Wales. A lot of the original features are still in place and this is what attracted me to the building in the first place. It is extremely well built with the best of materials ie red brick. The details outside the front door are one of prestige and wealth on its build. The front room ie lounge benefitted to be joined with the dining room, offering the advantage of a sea view while dining. A bathroom was taken to another room to afford lavish space. The boiler was moved to upstairs allowing a more spacious utility room. Expensive wallpapers were placed to some of the walls to give the house its period appeal.”

What’s your favourite room and why?
“The master bedroom is by far the best room, as you wake up and open the curtains and feel so very privileged to be part of the view; the sea. Everyone who stands in the lounge and bedrooms be prepared to say just “wow”.”

Memorable/remarkable event?
“We had some lovely events going back years ago where neighbours came out and we took the street over and had a jubilee party...it was a lovely time for all...we have had neighbour parties in the back garden, just such lovely times.”

What do you love about the house the most now?
“What I love about the house is that it stands so proud and walkers on pass by and always stare up at it and wonder who lives there! If you come to own this property, you will see it yourself and feel very proud yourself that you own this house.”

What you’ll miss most?
“What I will miss the most is the absolute convenience of everything; the village, the bus routes, the supermarkets, the zoo, the pubs and restaurants, the local walks, in every direction, into deep country side eg sychnant pass and the wild donkeys. Snowdonia itself is a stones throw away. The water sports ie canoeing on the welsh waters. The list is endless and Liverpool and Chester are close for serious shopping.”

What do you love about the local community?
“I have been so fortunate to have had the most lovely of neighbours to each side and the next person to own the house will find how welcoming they will be. The local community are very friendly people and like to get to know each other. People generally stay in the area which is a great accolade to the area.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















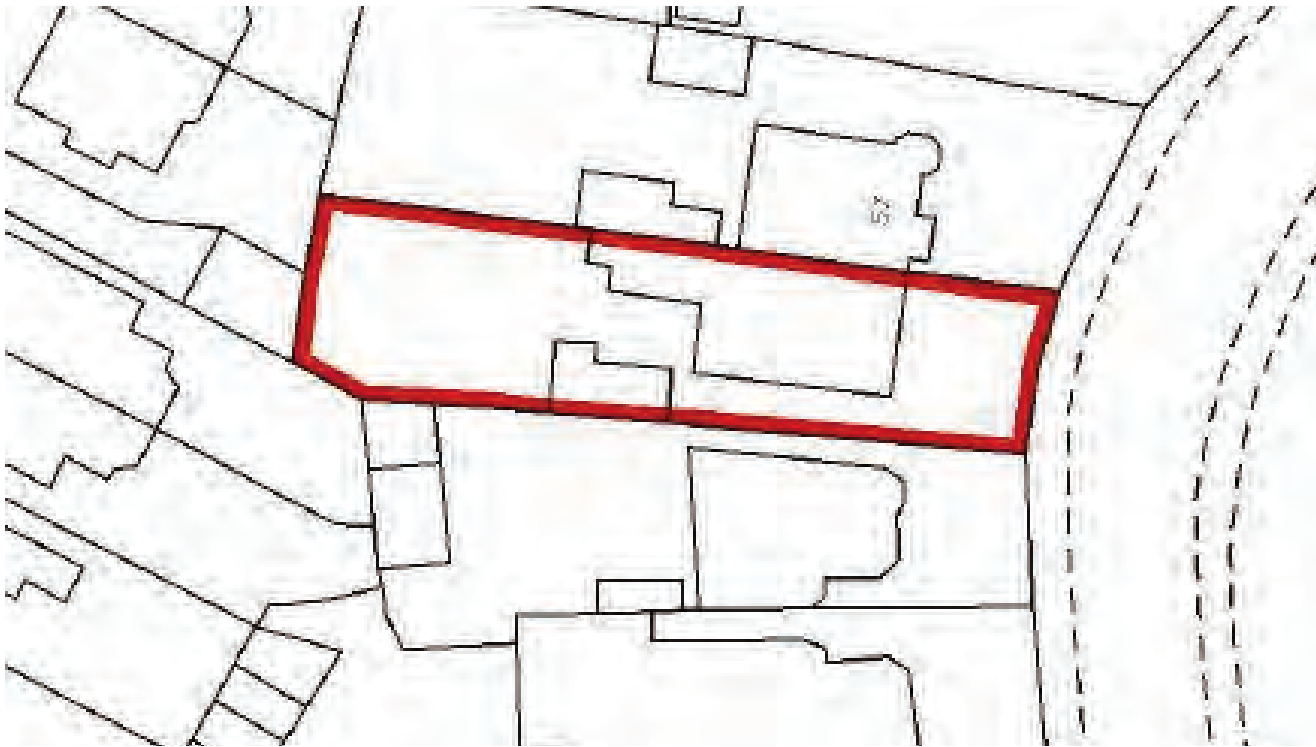
Lifestyle and Location

Embrace the allure of coastal, village living and make Bryn Cadnant your own. Walk straight out of your front door directly onto the promenade and the beach or take a short stroll to the coffee shops and amenities in the area. A 20-minute walk takes you to the train station giving direct access to Chester within an hour and the main A55 is just minutes away.









Note

Please note some of the light fittings seen in the photographs will not be included within the sale.

Additional Information:

Services: Mains water, electricity and drainage. Heating TBC.

Council Tax: Band F.

Local Authority: Conwy County Council.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)

Standard - 18 Mbps (highest download speed) - 1 Mbps (highest upload speed)

Superfast - 67 Mbps (highest download speed) - 14 Mbps (highest upload speed)

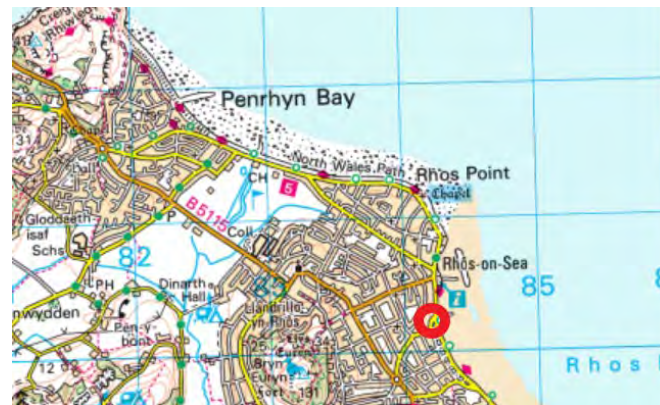
Ultrafast - 1000 Mbps (highest download speed) - 220 Mbps (highest upload speed)

Mobile coverage: Indoor (Limited) – Outdoor (Likely)

(Information taken from checker.ofcom.org.uk)

Directions: Using the app what3words type in: dart.anyone.labels

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£700,000



Cayley Promenade, Rhos On Sea, Colwyn Bay, LL28

Approximate Area = 2925 sq ft / 271.7 sq m
 Limited Use Area(s) = 353 sq ft / 32.8 sq m
 Total = 3278 sq ft / 304.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Fine & Country (North Wales). REF: 1119051



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 10.05.2024





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



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