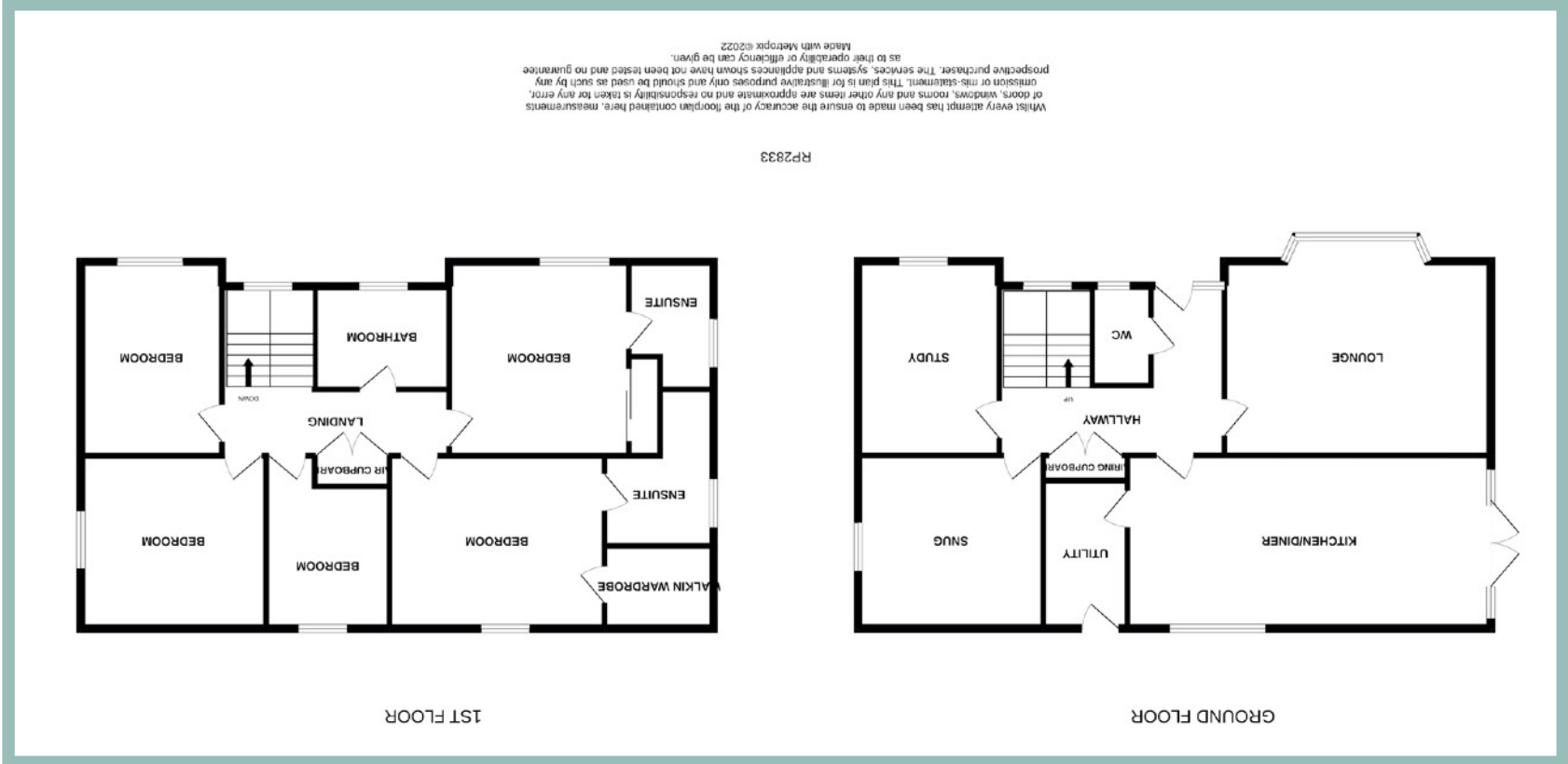


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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 travelling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



1 Cwrt Bedw
Colwyn Bay
LL29 6AE

A Modern and Spacious Detached Five Bedroom House Situated In A Sought After Location

Description

A beautifully presented and spacious detached five bedroom house situated in the sought after location of Upper Colwyn Bay. Just off the popular Pen Y Bryn road allowing easy access into Colwyn Bay and the A55 express way. Viewing is highly recommended of this beautiful family home to appreciate the spacious layout, presentation throughout and large plot backing onto open woodland.

The accommodation on the ground floor in brief comprises hallway, large lounge with feature bay window, spacious modern open plan kitchen/diner with modern fitted kitchen integrated appliances and french doors onto the landscaped gardens. Separate utility room, a second lounge/snug, study/office, W.C, cupboards for shoes and coats and a cupboard under the stairs.

Upstairs there is a landing with feature window, master bedroom with views over the woodland, separate ensuite and walk-in wardrobe, a second bedroom with ensuite and built-in wardrobes, a further three double bedrooms, family bathroom and airing cupboard.

Outside to the front is off road parking for around six cars with access to a double garage.

The large rear garden is walled with a patio area, laid to lawn with borders containing mature shrubs and trees.



- ✓ BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED HOUSE
- ✓ SITUATED IN THE POPULAR UPPER COLWYN BAY
- ✓ FOUR RECEPTION ROOMS, FIVE DOUBLE BEDROOMS, THREE BATHROOMS
- ✓ LARGE LANDSCAPED GARDENS BACKING ONTO WOODLAND
- ✓ OFF ROAD PARKING AND DOUBLE GARAGE

5 Bedroom
Detached
House

1 Cwrt Bedw
Colwyn Bay
LL29 6AE

£560,000

Reduced From £595,000

Reference Number: RP2883
28/07/23

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
web: www.fletcherpoole.com



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Lounge

5.74m x 4.11m max (18'10" x 13'6")

Kitchen/Diner

7.98m x 3.59m (26'2" x 11'9")

Utility

3.17m x 1.75m (10'5" x 5'9")

W.C

1.75m x 0.94m (5'9" x 3'1")

Cupboard

1.71m x 0.63m (5'7" x 2'1")

Snug

3.99m x 3.61m (13'1" x 11'10")

Study

3.89m x 2.92m (12'9" x 9'7")

Cupboard Under Stairs

1.79m x 0.80m (5'10" x 9'7")

Airing Cupboard

1.42m x 0.58m (4'8" x 1'11")

Master Bedroom

4.52m x 3.61m (14'10" x 11'10")

Walk in Wardrobe : 2.36m x 1.77m (7' 9" x 5'10")

Ensuite

3.70m max x 2.35m (12'2" x 7'9")

Bedroom Two

3.99m x 3.68m (13'1" x 12'1")

Ensuite

2.23m x 1.68m (7'4" x 5'6")

Bedroom Three

4m x 3.62m (13'1" x 11'11")

Bedroom Four

3.89m x 2.97m (12'9" x 9'9")

Bedroom Five

2.98m x 2.69m (9'9" x 8'10")

Bathroom

2.82m x 1.90m (9'3" x 6'3")



Garage

5.52m x 5.43m (18'1" x 17'10")

Location

The property is located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school and shops, Colwyn Bay has a variety of shops and amenities and the A55 dual carriageway is approximately 1.5 miles distant.

Directions

From our Rhos On Sea office turn towards the Promenade. Turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue going straight ahead at the roundabout and crossing above the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo. Continue to the top of the hill and bear left where Cwrt Bedw can be found on the right.

Council Tax Band H

Energy Performance Rating Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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