

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.

Fletcher & Poole
DIAMOND COLLECTION



www.fletcherpoole.com



The Stables
Nant Y Glyn Road
Colwyn Bay
LL29 7RB



Impressive Five Bedroom Detached House

Description

This impressive five bedroom detached house is set within 1.5 acres of land, surrounded by countryside with stunning views and yet only a few minutes from local amenities and the North Wales expressway.

The well planned accommodation is laid over three floors and also benefits from a good size attic room and basement storage rooms. There are balconies on two levels and access onto terraced seating areas all overlooking the grounds and the valley beyond. Within the grounds there are stables and a paddock, barbecue house, orchard and pond with the Afon Groes creating the border to the rear.

The living accommodation on the entrance level comprises of porch, hallway, cloakroom, lounge with inglenook fireplace and access onto a balcony, kitchen/diner, good size utility room, w.c, and snug/dining room which also opens up onto the balcony.

To the first floor there are three bedrooms and a bathroom, the master bedroom has an ensuite shower room and its own private balcony. On the ground floor there is a light and spacious sitting room which opens onto a decked terrace and the garden beyond, two double bedrooms and shower room.

This is a property that must be seen to appreciate not only the size and layout of the accommodation but also the beautiful location and amazing outside space.

- ✓ IMPRESSIVE FIVE BEDROOM DETACHED HOUSE SET WITHIN 1.5 ACRES OF LAND
- ✓ COUNTRYSIDE LOCATION WITH STUNNING VIEWS
- ✓ WELL PLANNED VERSATILE ACCOMMODATION
- ✓ EXCEPTIONAL OUTDOOR SPACE INCLUDING Paddock, STABLES, ORCHARD & POND
- ✓ AMPLE OFF ROAD PARKING INCLUDING ELECTRIC CAR CHARGING POINT



5 Bedroom Detached House

The Stables
Nant Y Glyn Road
Colwyn Bay
LL29 7RB

£684,950

Reference Number: RP3333
8/08/23

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

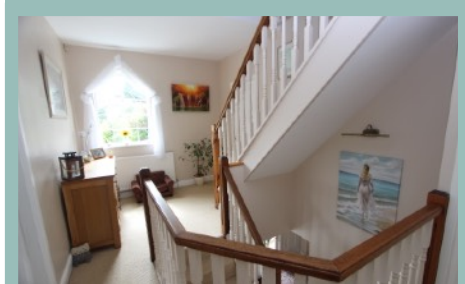
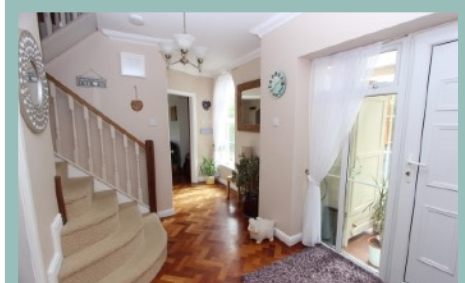
Valuation

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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Porch

12'5" x 3'5" (3.78m x 1.04m)

Entrance Hallway

16'5" x 8'4" (5.00m x 2.54m)

Cloakroom

5'3" x 4'6" (1.60m x 1.37m)

Lounge

16'4" x 12'7" (4.98m x 3.83m)

Kitchen/Diner

17'2" x 15'6" (5.23m x 4.72m)

Snug/Dining Room

13'10" x 10'11" (4.21m x 3.32m)

Utility Room

13'5" x 6'9" (4.09m x 2.06m)

Sitting Room

22'9" x 12'3" (6.94m x 3.73m)

Bedroom Four

11'0" x 10'2" (3.35m x 3.10m)

Bedroom Five

11'8" x 8'0" (3.55m x 2.43m)

Shower Room

6'5" x 5'10" (1.95m x 1.78m)

W.C.

6'10" x 2'9" (2.08m x 0.83m)

Bedroom One

13'10" x 11'6" (4.21m x 3.50m)

Ensuite

10'10" x 5'11" (3.30m x 1.80m)

Bedroom Two

11'4" x 9'9" (3.45m x 2.97m)

Bedroom Three

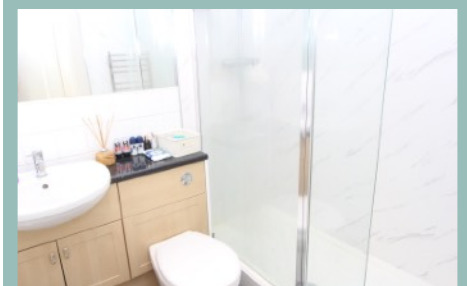
12'5" x 8'4" (3.78m x 2.54m)

Bathroom

8'3" x 7'4" (2.52m x 2.23m)

Attic Room/Hobbies Room

31'6" x 12'7" (9.60m x 3.83m)



Location

The property is located on the outskirts of Colwyn Bay with its variety of local shops and other amenities close by. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right towards the Promenade, turn right onto the Promenade, follow the Promenade turning right by The Toad Public House, at the crossroads go straight across, at the mini roundabout turn left onto Abergele Road, continue through Colwyn Bay, turn right onto Nant Y Glyn Road opposite the petrol station, continue to the top of the road and turn right and immediate left continuing on to Nant Y Glyn Road

Council Tax Band G

Energy Performance Rating Band D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

5 Bedroom Detached House

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