

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.

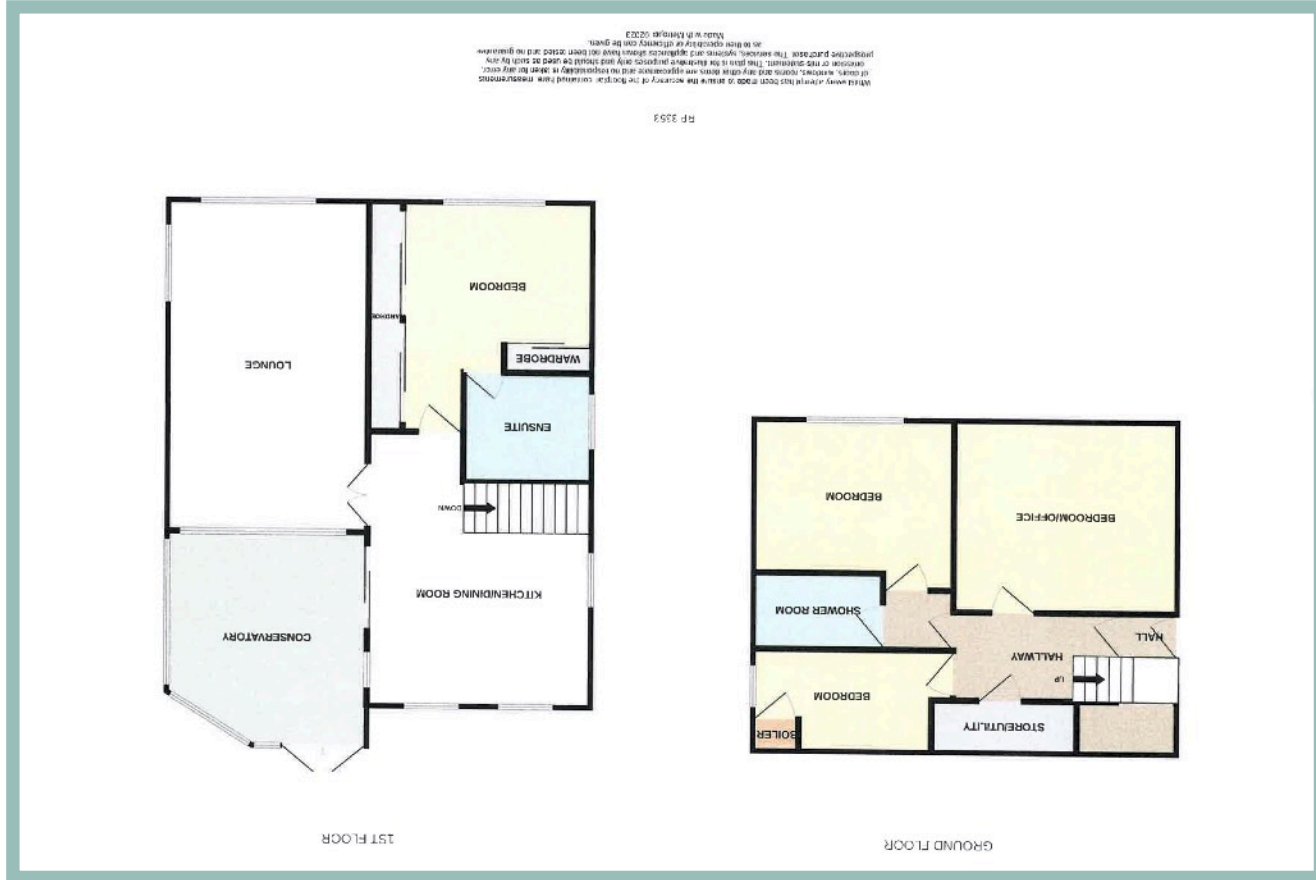
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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 of the relevant authorities. The plan is for information only and should not be relied on as a statement of fact.

What every client that buys a house should know is that the majority of the time, the house is sold as is. It is not the seller's responsibility to ensure that the house is in perfect condition. The seller is not responsible for any defects or damage to the property. The plan is for information only and should not be relied on as a statement of fact.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



6 Pen Y Bryn Road
Upper Colwyn Bay
LL29 6AF

Well Maintained Four Bedroom Detached House Situated In A Sought After Location

Description

This four bedroom detached house is situated in a sought after residential area. Tucked away off a private road in a peaceful and quiet setting next to Pwllcrochan Woods, the property is still only a few minutes from local amenities and the North Wales coast.

The light and airy living accommodation is to the first floor with easy access to the rear garden and has been well maintained by the present vendors who in the last two years have created a beautiful open plan kitchen/diner with fitted appliances and marble effect work tops.

Outside to the front of the property is a detached double garage with store room, steps lead up to the property where the front garden is landscaped for easy maintenance and rear garden which has a paved seating area, lawn and a variety of well established plants.

The accommodation on the ground floor comprises of entrance hall, hallway with large built in storage holding the utility, three bedrooms, one currently being used as an office and a shower room. To the first floor there is an immaculate open plan kitchen/diner, light and spacious lounge, conservatory and master bedroom with a range of fitted wardrobes and ensuite bathroom. This property definitely needs to be viewed to not only appreciate the location but the size and layout of the rooms.

- ✓ FOUR BEDROOM DETACHED HOUSE WITH DETACHED DOUBLE GARAGE
- ✓ NO ONGOING CHAIN
- ✓ WELL MAINTAINED PROPERTY WITH LIVING ACCOMMODATION TO THE FIRST FLOOR AND ACCESS TO GARDEN
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA OFF A PRIVATE ROAD

- ✓ PRIVATE REAR GARDEN WITH PAVED SEATING AREA, LAWN AND A VARIETY OF WELL ESTABLISHED PLANTS



Four Bedroom Detached House

6 Pen Y Bryn Road
Upper Colwyn Bay
LL29 6AF

£384,950

NO ONGOING CHAIN

Reference Number: RP3353
24/08/23

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: rhosonseafletcherpoole.com
m
web: www.fletcherpoole.com





Four Bedroom Detached House

6 Pen Y Bryn Road
Upper Colwyn Bay
LL29 6AF

£384,950

NO ONGOING CHAIN

Reference Number: RP3353
24/08/23

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: rhosonseasales@fletcherpoole.com
web: www.fletcherpoole.com

Kitchen/Diner

19' 7" x 14' (5.79m x 4.26m)

Lounge

21' 1" x 12' 1" (6.42m x 3.70m)

Conservatory

13' 1" x 11' (3.99m x 3.34m)

Bedroom One

13' 11" x 11' 4" (4.25m x 3.45m)

Ensuite

7' 9" x 6' 7" (2.37m x 2m)

Hallway

10' 1" x 5' 10" (3.08m x 1.77m)

Bedroom Two/Study

13' 5" x 11' (4.10m x 3.35m)

Bedroom Three

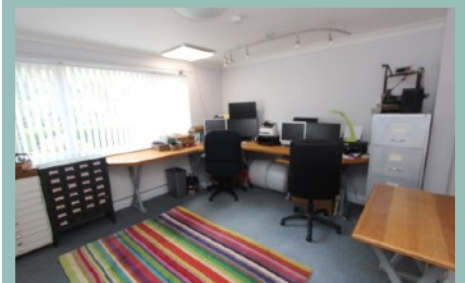
12' 1" x 11' (3.69m x 3.35m)

Bedroom Four

10' 9" x 6' 1" (3.27m x 1.86m)

Shower Room

7' 10" x 4' 7" (2.38m x 1.40m)



Well Maintained Four Bedroom Detached House Situated In A Sought After Location

Four Bedroom
Detached House

6 Pen Y Bryn Road
Upper Colwyn Bay
LL29 6AF

£384,950

NO ONGOING CHAIN

Reference Number: RP3353
24/08/23

Location

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. At the signpost that tells you to turn right for the Zoo turn left onto the Old Highway and continue along this road and just after passing Woodland Park road on the left take the road on the right (Pen Y Bryn) through Pwlycrochan Woods. The second turning turning on the right, it takes you to three properties with No.6 being the middle one.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 2+ | A | | |
| 1-91 | B | | 81 B |
| 9-80 | C | 70 C | |
| 5-68 | D | | |
| 9-54 | E | | |
| 1-38 | F | | |
| -20 | G | | |

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

Council Tax Band: "F" (provided on voa.gov.uk)

Energy Performance Rating Band C

Viewing

By appointment contact:

tel: 01492 549178
email: rhosonseafletcherpoole.com
web: www.fletcherpoole.com

