

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.

www.fletcherpoole.com
DIAMOND COLLECTION
Fletcher & Poole



1 Bro Elian
Old Colwyn
LL29 8UL

IMMACULATELY PRESENTED FIVE BEDROOM DETACHED FAMILY HOUSE

Descriptio

This immaculately presented five bedroom detached family house is situated on the exclusive small development of just ten homes at Bro Elian, on the outskirts of Old Colwyn. The large, light contemporary family home comprises of: Large entrance hallway, light and spacious dual aspect lounge with log burner and bay window to the front and French doors onto the paved patio garden, modern contemporary fitted kitchen, dining room which opens into the large, hard-roofed conservatory. The conservatory leads out to the beautiful rear garden which has a paved patio seating area which is a perfect place for outside dining and entertaining.

The garden is mainly laid to lawn and has a variety of well established plants and shrubs.

New parquet flooring has been added throughout the hall, dining room and conservatory. There is a fifth bedroom/snug currently being used as an office and w.c

An internal door from the kitchen leads down some stairs into the double garage/utility. To the first floor there are four double bedrooms, two of which have new contemporary shower rooms and a new large family bathroom.

To the front of the property there is a wrap around lawn, ample off road parking on the driveway and a double garage.

UPVC double glazing and gas central heating throughout.

Viewing is highly recommended to appreciate the spacious, light layout and immaculate presentation this large family home has to offer.

NB: The hot tub can be included in the sale, if required, at an additional cost

- ✓ IMMACULATELY PRESENTED FIVE BEDROOM DETACHED FAMILY HOUSE
- ✓ TWO ENSUITE SHOWER ROOMS
- ✓ LARGE, HARD-ROOFED CONSERVATORY
- ✓ PAVED PATIO SEATING AREAS PERFECT FOR OUTSIDE ENTERTAINING
- ✓ DOUBLE GARAGE
- ✓ AMPLE OFF ROAD PARKING



5 Bedroom
Detached House

1 Bro Elian
Old Colwyn
LL29 8UL

£469,950

Reduced From £485,000

Reference Number: RP3483
7/02/24

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
m
web: www.fletcherpoole.com





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Lounge

7.23m x 3.87m (23'9" x 12'9")

Kitchen

5.78m x 3.06m (19'0" x 10'0")

Dining Room

3.49m x 3.10m (11'6" x 10'2")

Conservatory

3.46m x 3.15m (11'4" x 10'4")

Bedroom Five/Snug

3.58m x 3.32m (11'9" x 10'11")

W.C.

1.39m x 1.06m (4'7" x 3'6")

Bedroom One

4.26m x 3.20m (14'0" x 10'6")

Ensuite

2.34m x 1.41m (7'8" x 4'8")

Bedroom Two

3.90m x 3.17m (12'10" x 10'5")

Ensuite 2

2.54m x 1.78m (8'4" x 5'10")

Bedroom Three

3.69m x 3.08m (12'1" x 10'1")

Bedroom Four

3.59m x 2.57m (11'9" x 8'5")

Bathroom

2.88m x 1.92m (9'6" x 6'4")

Double Garage

5.65m x 4.80m (18'6" x 15'9")



Location

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its larger shops is approximately two mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond, as is the main rail line from Holyhead to London Euston

Directions

From the Rhos on Sea office turn right onto the Promenade, follow the Promenade down, taking a right turn signposted Old Colwyn, proceed to the roundabout, take the 2nd exit onto Llanelian Road, carry straight on and Bro Elian can be found on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

Energy Performance Rating Band D

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