

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 traveling some distance to view the property.



The Willows
24 Pen y Bryn Road
Upper Colwyn Bay
LL29 6AF

FIVE BEDROOM DETACHED FAMILY HOME ENJOYING SEA VIEWS

Description.

This five bedroom detached house is situated in a sought after residential area with easy access to local amenities and schools. The accommodation is light and spacious and well worth viewing to not only appreciate the size and layout of the rooms but the distant sea views to the rear. The property occupies a good size plot to the front and private rear garden with decked seating areas, lawn and a variety of well established plants and shrubs. The accommodation on the ground floor comprises of good size hallway, cloakroom, large lounge with access to the conservatory, kitchen/dining room with integrated appliances and utility room with access to the double garage. To the first floor; master bedroom with ensuite shower room, four further bedrooms and family bathroom.

- ✓ FIVE BEDROOM DETACHED FAMILY HOME ENJOYING SEA VIEWS
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ DOUBLE GARAGE & PRIVATE REAR GARDEN
- ✓ NO CHAIN



5 Bedroom Detached House

The Willows
24 Pen Y Bryn Road
Upper Colwyn Bay
LL29 6AF

£549,950

Reference Number: RP3538
26/03/24

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
web: www.fletcherpoole.com





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Entrance Hallway
5.26m x 2.84m (17'3" x 9'4")

Lounge
8.89m x 4.48m (29'2" x 14'9")

Kitchen/Diner
5.87m x 3.79m (19'3" x 12'5")

Conservatory
3.23m x 3.02m (10'7" x 9'11")

Utility Room
2.87m x 1.95m (9'5" x 6'5")

Cloakroom
1.89m x 0.98m (6'3" x 3'3")



Bedroom One
4.48m x 4.29m (14'9" x 14'1")

Ensuite
2.30m x 2.13m (7'7" x 7'0")

Bedroom Two
4.59m x 4.49m (15'1" x 14'9")

Bedroom Three
3.59m x 3.64m (11'10" x 11'11")

Bedroom Four
4.19m x 2.88m (13'9" x 9'6")

Bedroom Five
3.23m x 2.85m (10'7" x 9'4")

Bathroom
3.67m x 1.97m (12'1" x 6'6")



Garage

5.26m x 5.46m (17'3" x 17'11")

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. Continue to the top of the hill and bear left onto Pen-y-Bryn Road where No 24 can be found on the left.

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

Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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