

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.



Larchwood  
22 Pen y Bryn Road  
Upper Colwyn Bay  
LL29 6AF



# Spacious Five Bedroom Detached House, Situated In a Semi Rural Location & Benefitting From Mature Gardens With Far Reaching Sea Views

## Description.

A spacious five-bedroom detached house situated in a semi-rural location and benefitting from far reaching sea views. The property is situated on a large plot with extensive and mature landscaped gardens and is located on the popular Pen Y Bryn road, with easy access to the Rydal school, Pen Y Bryn pub and convenience store.

The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the spacious layout, semi-rural location and large landscaped gardens with sea views.

The accommodation on the ground floor briefly comprises, spacious hallway, dining room/snug, large open plan kitchen/diner with integrated appliances, breakfast bar with patio doors onto a raised decked area overlooking the mature gardens, separate utility room with cupboard, access to an integral double garage, large light lounge with patio doors and far-reaching sea views, W.C and cupboard under the stairs.

Upstairs there is a double height landing with feature Velux window, master bedroom with sea views and modern ensuite shower room, a further three large double bedrooms, a smaller single bedroom/study and eaves storage.

Outside to the front is a sweeping driveway, with off road parking for around four cars with access to a double garage. There is also a large lawn surrounded by mature shrubs and trees.

The large rear garden has a raised decked area overlooking the mature gardens and has far reaching sea views. The garden has fenced and hedged borders and is laid to lawn with a variety of fruit trees which include Bramley apple, Russet apple and Conference pear trees plus various ornamental Acer trees. There are also several private and secluded seating areas throughout the garden.

- ✓ SPACIOUS FIVE BEDROOM DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION WITH FAR REACHING SEA VIEWS
- ✓ VIEWING RECOMMENDED TO APPRECIATE THE WEALTH OF ACCOMMODATION ON OFFER
- ✓ SET ON A LARGE PLOT WITH EXTENSIVE LANDSCAPED AND MATURE GARDENS
- ✓ OFF ROAD PARKING & DOUBLE GARAGE



5 Bedroom  
Detached  
House

Larchwood  
22 Pen Y Bryn Road  
Upper Colwyn Bay  
LL29 6AF

£524,950

Reference Number: RP3541  
28/03/24

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

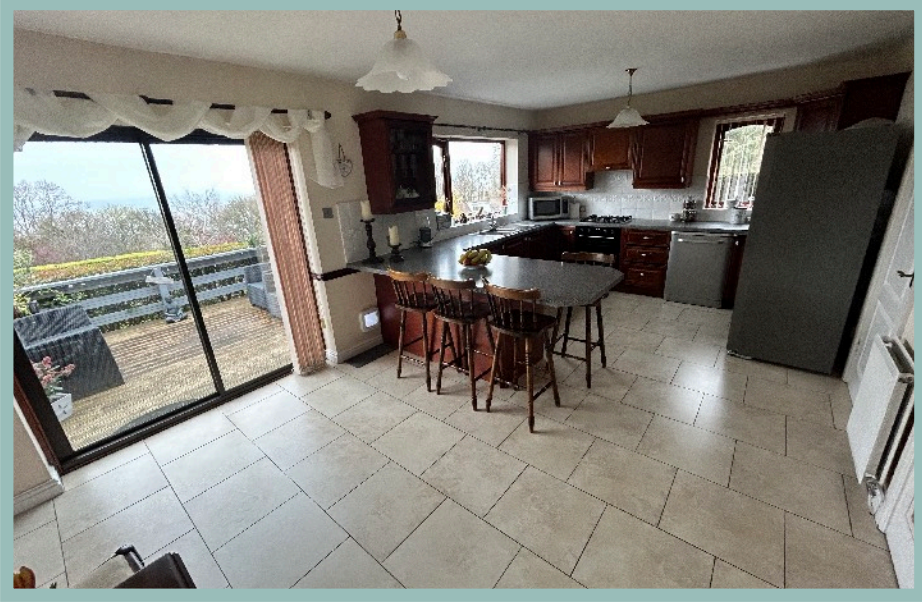
## Viewing

By appointment. Contact:

tel: 01492 549178  
email: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)







## 5 Bedroom Detached House

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#### Hallway

5.48m x 2.84m (18'0" x 9'4")

#### Lounge

5.61m x 4.05m (18'5" x 13'4")

#### Kitchen/Diner

5.96m x 3.55m (19'6" x 11'8")

#### Cupboard

1.48m x 0.52m (4'10" x 1'9")

#### Dining Room/Lounge 2

4.05m x 3.22m (13'4" x 10'7")

#### W.C.

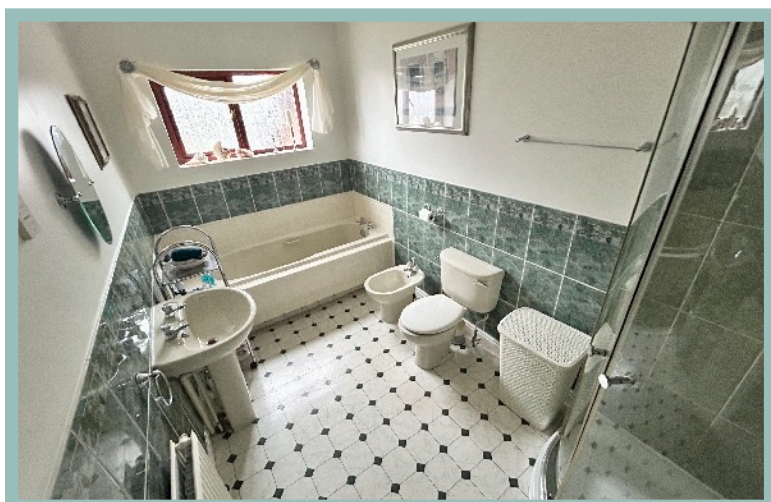
1.89m x 0.96m (6'3" x 3'2")

#### Utility

4.05m x 2.99m (13'4" x 9'10")

#### Bathroom

3.63m x 1.95m (11'11" x 6'5")



#### Bedroom One

4.28m x 4.26m (14'1" x 14'0") Into wardrobe



#### Ensuite

2.21m x 2.10m (7'3" x 6'11")

#### Bedroom Two

4.54m x 4.06m (14'11" x 13'4")

#### Bedroom Three

4.26m x 3.02m (14'0" x 9'11")

#### Bedroom Four

3.62m x 3.54m (11'11" x 11'8")

#### Bedroom Five

3.28m x 2.86m (10'9" x 9'5")

#### Storage

5.24m x 1.81m (17'2" x 6'0")

#### Cupboard 2

1.01m x 0.81m (3'4" x 2'8")





## Garage

5.59m x 4.98m (18'4" x 16'4")

## 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 22 can be found on the left.

Council Tax Band: "G" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band TBC

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