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Fletcher & Poole



48 Bryn Y Mor  
Old Colwyn  
Conwy  
LL29 8UQ

# Beautifully Presented Two Bedroom Terraced House

2 Bedroom  
Terraced House

48 Bryn Y Mor  
Old Colwyn  
LL29 8UQ

£163,950

Reference Number: RP3560  
22/04/2024

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:  
rhosonse@fletcherpoole.com  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

## Description

A beautifully presented two bedroom terraced house on the modern development of Bryn y Mor. Situated in a sought after location close to the amenities of Old Colwyn.

The accommodation on the ground floor briefly comprises of:

Lounge, w.c, modern fitted kitchen with integrated appliances and with french doors onto a garden laid to lawn and patio seating area.

To the first floor there are two bedrooms with modern fitted wardrobes and a bathroom.

The property benefits from UPVC double glazing and gas central heating.

To the front of the property there are two allocated parking spaces.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM TERRACED HOUSE
- ✓ TWO ALLOCATED PARKING SPACES
- ✓ PRIVATE REAR GARDEN
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ NO CHAIN

## Lounge

3.65m x 3.41m (12'0" x 11'2")



## Kitchen

3.65m x 2.48m (12'0" x 8'2")



## Bedroom One

3.66m x 3.64m (12'0" x 11'11")



## Bedroom Two

2.75m x 1.68m (9'0" x 5'6")

## Bathroom

1.87m x 1.69m (6'2" x 5'7")



## Location

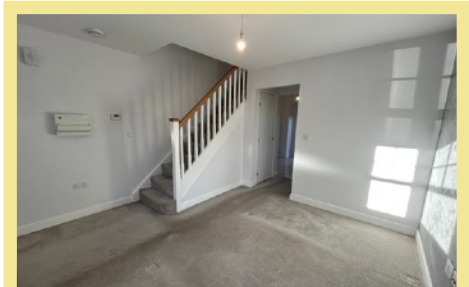
The property is located on the outskirts of Old Colwyn with its local shops and other facilities. Eirias Park is close by and the beach is only 0.5 miles away. The larger resort town of Colwyn Bay with its larger shops is approximately two mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

## Directions

From the Rhos On Sea office 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 join the A55 in the direction of Chester leave the A55 at the second junction signposted Old Colwyn and turn right at the end of the slip road and proceed to the roundabout. Go straight across onto LLanelian Road, continue past the football ground, Bryn Y Mor can be found on the left.

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

Energy Performance Rating Band "B"



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		