

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

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



22 Bryn Derwen
Queens Drive
Colwyn Bay
LL29 7BH

Stunning Modern Contemporary Four Bedroom Detached House Set Within Beautiful Landscaped Gardens

Description

A stunning modern contemporary new build, built to the highest specification throughout which provides modern spacious open plan living. The property has been constructed with a steel frame enabling you to easily reconfigure the property internally if required. From entering the property through a keyless entry system, the property offers smart home technology with a feature aluminium framed floor to ceiling glass wall in the lounge/kitchen/diner and master bedroom to the rear. The property benefits Aluminium double glazing, sprinkler system and under floor heating throughout and viewing is highly recommended to appreciate the spacious layout, open plan lounge/kitchen/diner, two double master bedrooms with ensuite shower rooms and modern contemporary landscaped gardens with ornamental pond. The accommodation on the ground floor briefly comprises, an inviting hallway with cupboards under the stairs, a cosy and spacious snug room providing a second lounge area for TV, a w.c with bespoke built in cupboards, large integral garage with plumbing for a washing machine and tumble dryer, the hallway continues through the property where a side door provides access to a boot room/utility area which has granite worktops and a further sink. Steps then lead down into a spacious open plan kitchen/lounge/diner which has a dropped ceiling with LED lighting over the kitchen area which benefits from a high quality fitted kitchen with granite worktops and integrated Bosch appliances, the spacious lounge/diner benefits from the feature floor to ceiling aluminium windows with French doors providing access to the landscaped gardens. Upstairs there is landing with a feature roof light, airing cupboard, master double bedroom to the front aspect with built in wardrobes and modern ensuite shower room, a second master guest bedroom to the rear with built in wardrobes and feature window overlooking the garden with modern ensuite shower room, a further two spacious double bedrooms both with built in wardrobes and a modern contemporary family bathroom with high quality sanitary wear with separate shower and bath.

Outside to the front electric gates provide access to a secure block paved driveway with off road parking for around five cars with access to a spacious garage with electric door, there is also a sunny patio area with mature trees providing privacy with access to a large shed/workshop for storage. Side paths provide access to the rear of the property where there is a patio area off the lounge/kitchen/diner with a glass a chrome balustrade, steps lead down to a further area laid to lawn with a variety of mature shrubs and trees with an ornamental pond.

- ✓ STUNNING 4 BEDROOM DETACHED NEW BUILD
- ✓ OVER 2800 SQ FT OF LIVING ACCOMMODATION
- ✓ OFFERS MODERN OPEN PLAN LIVING
- ✓ BUILT TO A HIGH SPECIFICATION THROUGHOUT
- ✓ STEEL FRAMED CONSTRUCTION
- ✓ 10 YEAR NEW BUILD WARRANTY
- ✓ LOW MAINTENANCE LANDSCAPED GARDENS
- ✓ OFF ROAD PARKING & GARAGE

4 Bedroom
Detached House

22 Bryn Derwen
Queens Drive
Colwyn Bay
LL29 7BH

£639,950

Reference Number: RP3607
3/06/24

Fletcher & Poole,
1a Penrhyn Avenue
Rhos-on-Sea,
LL28 4PS

Registered Company
Number 4687367

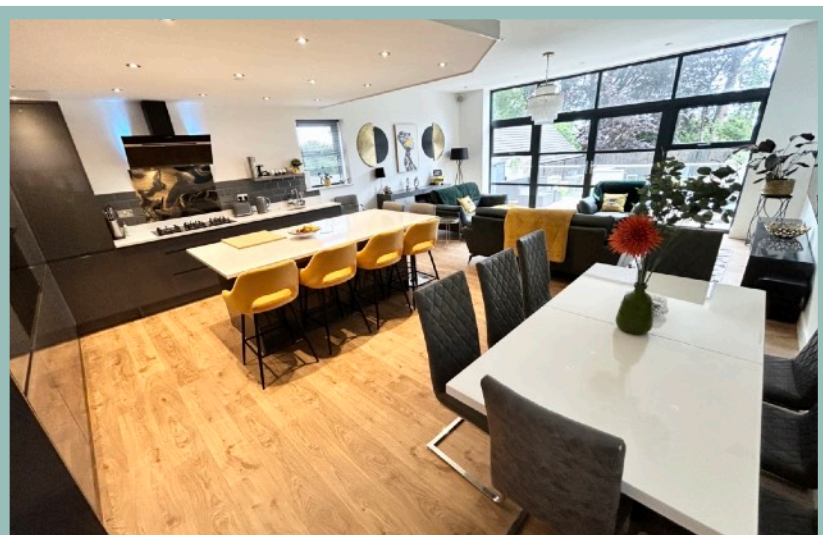
Valuation

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





4 Bedroom Detached House

22 Bryn Derwen
Queens Drive
Colwyn Bay
LL29 7BH

£639,950

Reference Number: RP3607
3/06/24

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Lounge/Kitchen/Diner.

27'7" x 19'6" (8.40m x 5.94m)

Snug

17'8" x 11'3" (5.39m x 3.43m)

Boot Room

12'10" x 7'9" (3.92m x 2.36m)

Integral Garage

20'3" x 9'5" (6.16m x 2.88m)

W.C.

3'11" x 6'8" (1.18m x 2.02m)

Cupboard

5'3" x 2'8" (1.60m x 0.79m)

Master Bedroom

19'1" x 15'10" (5.82m x 4.81m)

Ensuite

8'1" x 7'5" (2.45m x 2.26m)

Guest Master Bedroom

19'6" x 16'5" (5.94m x 5.01m)

Ensuite

7'7" x 5'7" (2.30m x 1.69m)

Bedroom Three

15'5" x 11'9" (4.70m x 3.58m)

Bedroom Four

15'4" x 9'11" (4.68m x 3.02m)

Bathroom

10'9" x 7'2" (3.27m x 2.18m)

Cupboard

4'0" x 1'3" (1.22m x 0.37m)



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4 Bedroom
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Location

The property is situated in a sought after area perfectly located for the A55 and all local amenities and within an hours drive of Chester and the motorways beyond. The property is neighboured by Rydal Penrhos School.

Directions

From our Rhos-on-Sea office turn towards the Promenade, turn right onto the Promenade, turn right by The Toad public house, go straight across at the T junction, continue across at the mini roundabout onto Pwllcrochan Avenue, go straight across at the next T junction, take the second left turn onto Queens Drive, where No 22 can be found 100 yards on the left hand side.

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

Energy Performance Rating Band TBC

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