

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](http://www.fletcherpoole.com)

Fletcher & Poole  
DIAMOND COLLECTION



7 Rhodfa'r Carneddau  
Upper Colwyn Bay  
LL29 6EE





# Beautifully Presented Five Bedroom Detached House Situated In A Sought After Residential Area In A Quiet Cul De Sac

## Description

This beautifully presented five bedroom detached house is situated in a sought after residential area in a quiet cul de sac. 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 front aspect. The property occupies a good size plot with ample off road parking to the front and private rear garden landscaped with decked and paved seating areas, ornamental pond, 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, dining room, modern contemporary kitchen/breakfast room with integrated appliances, a further cloakroom and utility room with access to the double garage. To the first floor stairs lead to a galleried landing, five bedrooms and family bathroom. The master bedroom benefits from fitted wardrobes and an ensuite shower room.



- ✓ BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED HOUSE
- ✓ LIGHT & SPACIOUS ACCOMMODATION WELL WORTH VIEWING TO APPRECIATE THE SIZE & LAYOUT
- ✓ SITUATED IN A SOUGHT AFTER AREA WITH DISTANT SEA VIEWS
- ✓ OCCUPIES A CORNER PLOT WITH AMPLE OFF ROAD PARKING, DOUBLE GARAGE & GOOD SIZE GARDEN
- ✓ NO CHAIN

5 Bedroom  
Detached  
House

7 Rhodfa'r Carneddau  
Upper Colwyn Bay  
LL29 6EE

**£475,000**

**NO CHAIN**

Reduced From £495,000

Reference Number: **RP3262**  
10/06/24

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







## 5 Bedroom Detached House

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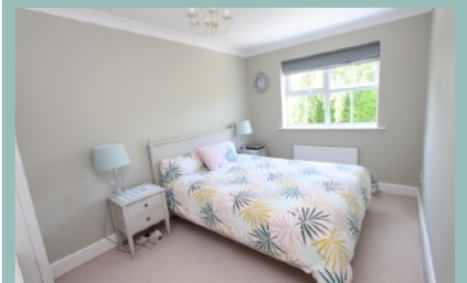
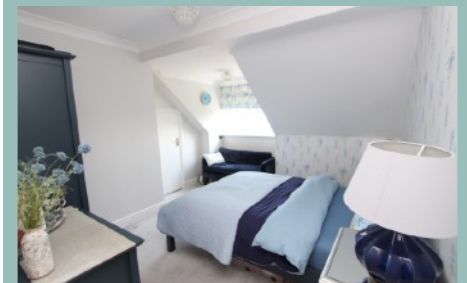
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### Lounge

8.15m x 4.16m (26'9" x 13'8") Maximum

### Conservatory

3.54m x 3.55m (11'7" x 11'8")

### Cloakroom

1.93m x 0.90m (6'4" x 3'0")

### Hallway

3.54m x 2.35m (11'7" x 7'9")

### Dining Room

3.92m x 3.33m (12'10" x 10'11")

### Kitchen /Breakfast Room

4.74m x 3.10m (15'7" x 10'2")

### Utility

1.70m x 4.10m (5'7" x 13'6") Maximum

### Cloakroom

1.93m x 0.70m (6'4" x 2'4")

### Master Bedroom

4.06m x 3.06m (13'4" x 10'0")

### Ensuite

3.07m x 1.80m (10'1" x 5'11")

### Bedroom Two

4.12m x 3.46m (13'6" x 11'4") Maximum

### Bedroom Three

4.02m x 2.66m (13'2" x 8'9")

### Bedroom Four

3.59m x 2.71m (11'10" x 8'11")

### Bedroom Five

3.16m x 2.07m (10'5" x 6'10")

### Bathroom

3.58m x 1.80m (11'9" x 5'11")





## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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, take a sharp right onto St Andrews Road, turn left onto Rhodfa'r Grug, follow this road, fork right and Rhodfa'r Carneddau can be found on the right.

Council Tax Band G

Energy Performance Rating Band C

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