

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



Hill Top
31 Pen Y Bryn Road
Upper Colwyn Bay
LL29 6AG

Well Maintained Four Bedroom Bungalow House Situated In A Highly Sought After Residential Area

Description

This four bedroom detached bungalow is situated close to the local schools, shops and amenities of Colwyn Bay & Llandudno. Viewing is highly recommended to appreciate the spacious layout, location and views. The accommodation in brief comprises, spacious entrance hallway, good sized lounge/diner, spacious kitchen with a door leading to the rear garden, 4 spacious double bedrooms and family bathroom. Outside to the front is lawned with a driveway providing off road parking for around 4 cars. The rear garden is enclosed laid to lawn with mature shrubs and plants, on top of the garden there is a good size outbuilding with patio seating area.



Four Bedroom Detached Bungalow

Hill Top
31 Pen Y Bryn Road
Upper Colwyn Bay
LL29 6AG

£449,950

Reference Number: RP3630
24/06/24

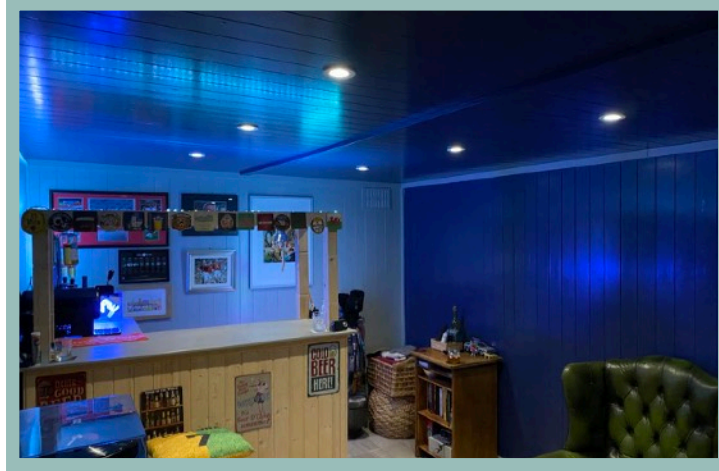
Fletcher & Poole,
1a Penrhyn Avenue
Rhos-on-Sea,
LL28 4PS

Registered Company
Number 4687367

✓FOUR BEDROOM DETACHED BUNGALOW

✓SITUATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION

✓OFF ROAD PARKING



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
web: www.fletcherpoole.com



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Living Room/Diner

24' 8" x 22' 2" (7.51m x 6.75m)

Kitchen

19' 2" x 10' 3" (5.84m x 3.13m)

Bedroom One

17' 11" x 13' 2" (5.46m x 4.02m)

Bedroom Two

17' 5" x 11' 8" (5.31m x 3.54m)

Bedroom Three

11' 7" x 12' 3" (3.52m x 3.74m)

Bedroom Four

11' 7" x 10' 6" (3.52m x 3.20m)

Bathroom

8' 5" x 6' 6" (2.57m x 1.97m)

Outbuildings

46' 0" x 32' 10" (14.00m x 10.00m)



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m
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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 up the hill, turn left at the top onto Pen Y Bryn Road where No 31 can be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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

Energy Performance Rating Band E

