

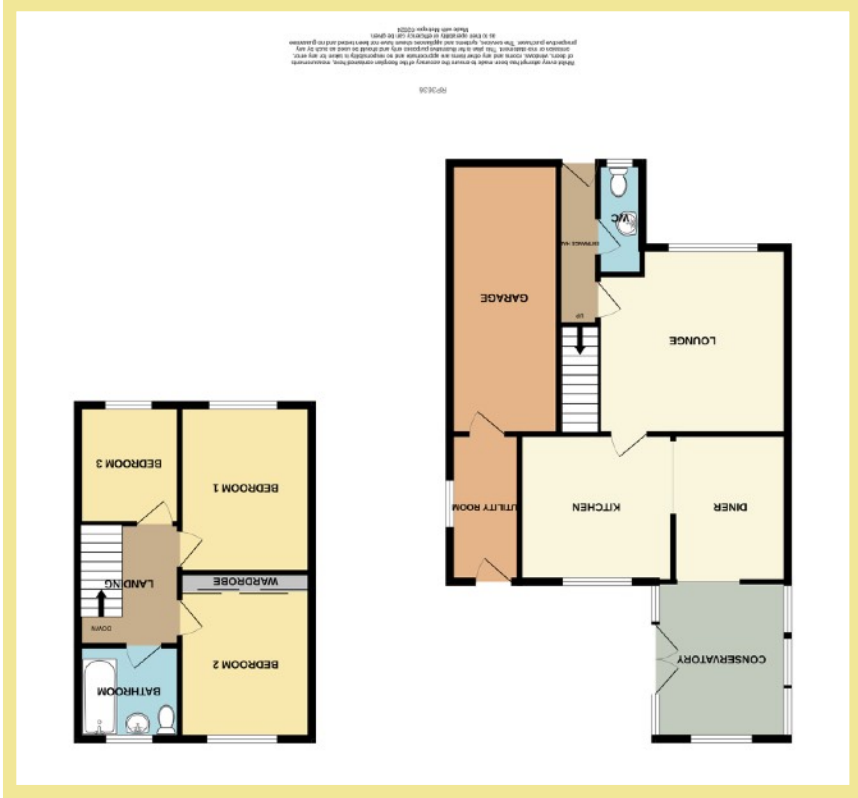
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 enquiries.

www.fletcherpoole.com

Fletcher & Poole



16 Bryn Garan  
Upper Colwyn Bay  
LL29 6DT

# Immaculately Presented Three Bedroom Detached Family House Situated In A Sought After Location

## Description

This immaculately presented detached three bedroom family house is situated in the sought after location of Colwyn Heights. Set in a quiet cul-de-sac with easy access to the local shops, schools and other amenities.

The property benefits from gas central heating and UPVC double glazing throughout and viewing is highly recommended to appreciate the spacious downstairs layout, location and presentation.

The well planned accommodation comprises of: Entrance hallway, cloakroom, lounge, kitchen/diner, utility room with integral door into the garage, large conservatory with patio doors opening out onto the enclosed rear garden.

Stairs lead to the first floor where there are three bedrooms and a modern family bathroom.

To the front of the property there is ample off road parking and access to the garage.

The rear garden has a flagged patio area off the conservatory laid to lawn with fenced borders and mature shrubs.

- ✓ IMMACULATELY PRESENTED THREE BEDROOM DETACHED FAMILY HOUSE
- ✓ QUIET CUL DE SAC LOCATION
- ✓ SPACIOUS OPEN PLAN LAYOUT DOWNSTAIRS
- ✓ LARGE CONSERVATORY
- ✓ ENCLOSED REAR GARDEN
- ✓ AMPLE OFF ROAD PARKING & INTEGRAL GARAGE
- ✓ PRIME LOCATION IN A SOUGHT AFTER AREA

## Lounge

4.09m x 4.04m (13'5" x 13'3")



## Kitchen

3.56m x 2.72m (11'8" x 8'11")



## Diner

3.17m x 2.44m (10'5" x 8'0")

## Conservatory

3.40m x 2.88m (11'2" x 9'5")



## Utility Room

2.97m x 1.46m (9'9" x 4'10")

## Cloakroom

1.75m x 0.95m (5'9" x 3'2")

## Bedroom One

3.65m x 2.70m (12'0" x 8'11")

## Bedroom Two

3.07m x 2.80m (10'1" x 9'2")

## Bedroom Three

2.59m x 2.33m (8'6" x 7'8")

## Bathroom

2.19m x 2.00m (7'2" x 6'7")

## Garage

5.87m x 2.39m (19'3" x 7'10")

## Location

The property is 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 right towards the Promenade, turn right onto the Promenade and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout and crossing over the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo. At the top of the hill turn left then sharp right onto St Andrews Road and take the second left into Bryn Cadno, Bryn Garan is the second turning on the left hand side.

Council Tax Band: E

Energy Performance Rating Band: D

3 Bedroom  
Detached  
House

16 Bryn Garan  
Upper Colwyn Bay  
LL29 6DT

**OFFERS OVER**  
**£280,000**

Reduced From £299,950

Reference Number: RP3636  
4/07/24

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

