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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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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RP3049



25 Bryn Colwyn
Old Colwyn
LL29 9LJ

Beautifully Presented Four Bedroom Detached House Situated In An Elevated Position With Panoramic Coastal Views

Description

A beautifully presented four bedroom detached house situated in an elevated position with panoramic coastal views. The property benefits from upvc double glazing and has central heating and viewing is highly recommended to appreciate the spacious layout, presentation throughout, landscaped garden and elevated position with panoramic coastal views. The vendor has also generated an income though Air B&B in the past of between £7,000-£9,000 renting out the second double bedroom and family bathroom.

The accommodation on the ground floor briefly comprises porch, spacious hallway with an impressive galleried landing, large lounge with far reaching sea views, modern fitted kitchen, with a partition wall which could easily be removed to create an open plan kitchen/diner, utility room, large conservatory, w.c, cupboard and integral double garage. To the first floor there is a galleried landing, master bedroom with walk in wardrobe and ensuite with separate shower with new flooring and bath, a further three large double bedrooms, two which have fitted wardrobes, spacious family bathroom with new flooring and eaves storage above the garage. To the front of the property is a block paved driveway with off road parking for four vehicles and access to a double garage. The rear garden is landscaped with a large flagged patio area off the conservatory, laid to lawn with an ornamental pond and waterfall, there is also access to a summer house. Steps lead up to a further raised decked area surrounded by mature shrubs and trees with panoramic coastal views.

- ✓ Beautifully Presented Four Bedroom Detached House
- ✓ Panoramic Coastal Views
- ✓ Spacious Property With a Wealth of Accommodation
- ✓ Set Within Landscaped Garden

Master Bedroom

4.39m x 3.66m (14'5" x 12'0")

Ensuite

2.61m x 2.37m (8'7" x 7'9")

Wardrobe

2.31m x 1.59m (7'7" x 5'3")

Bedroom Two

4.38m x 3.07m (14'5" x 10'1") Into wardrobe

Bedroom Three

3.59m x 3.29m (11'10" x 10'10")

Bedroom Four

3.28m x 3.17m (10'9" x 10'5") Into wardrobe

Bathroom

2.53m x 2.14m (8'4" x 7'0")

Eaves Storage 1

3.63m x 2.10m (11'11" x 6'11")

Eaves Storage 2

2.57m x 2.14m (8'5" x 7'0")

4 Bedroom
Detached House

25 Bryn Colwyn
Old Colwyn
LL29 9LJ

£569,950

Reference Number: RP3049
10/07/24

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: rhosonseas@fletcherpoole.com
web: www.fletcherpoole.com





4 Bedroom
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Porch

1.88m x 0.95m (6'2" x 3'2")

Lounge

6.81m x 4.39m (22'4" x 14'5")

Cupboard

1.62m x 0.79m (5'4" x 2'7")

Study

4.35m x 2.40m (14'3" x 7'11")

Dining Room

7.02m x 3.47m (23'0" x 11'5")

Kitchen

4.80m x 3.17m (15'9" x 10'5")

Utility Room

3.70m x 1.46m (12'2" x 4'10")

W.C.

2.14m x 0.97m (7'0" x 3'2")

Summer House

2.74m x 2.71m (9'0" x 8'11")

Garage

5.88m x 5.05m (19'4" x 16'7")



Location

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. 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 towards the Promenade, turn right onto the Promenade. Continue along this road to the end, bear right onto Wynnstay Road, continue to the top of the road, bear left onto Abergele Road, at the top of the hill turn left onto Bryn Colwyn.

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

Energy Performance Rating Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

4 Bedroom
Detached House

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