

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.

Fletcher & Poole
DIAMOND COLLECTION
www.fletcherpoole.com



8 Rhodfa'r Grug
Upper Colwyn Bay
LL29 6DJ

Spacious Four Bedroom Detached House Situated In A Desirable Residential Location With The Benefit Of An Additional Spacious Room Converted From the Garage

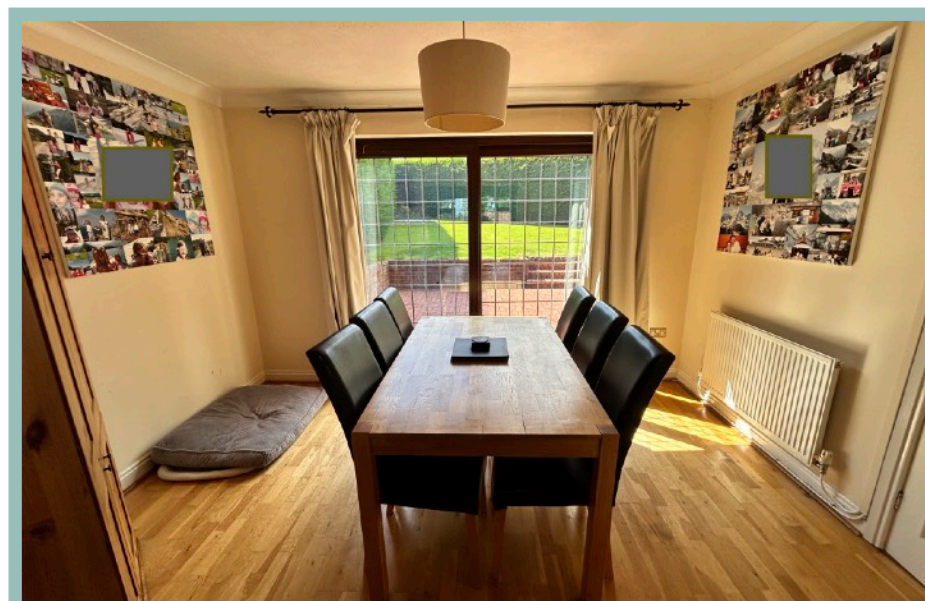
Description

This spacious four bedroom detached house is situated in the desirable residential area of Upper Colwyn Bay, close to the local amenities, school and popular Pen Y Bryn pub.

The accommodation on the ground floor comprises of:-

Entrance hallway, cloakroom, spacious lounge open plan to the dining room which has sliding patio doors leading out to the paved patio seating area, large and sunny enclosed rear garden with steps up to the lawned area and additional parking area accessed through gates at the rear, kitchen, utility room with door out to the side of the property, understairs cupboard and the additional recreation/reception room which has been converted from the double garage, currently used as a gym. Stairs lead to the first floor landing, master bedroom with fitted wardrobes and ensuite shower room, a further three double bedrooms and family bathroom. The front bedrooms both benefit from far reaching sea views. Outside to the front there is ample off road parking on the driveway along with potential additional parking at the rear. Viewing is highly recommended to appreciate the spacious layout, large sunny garden and desirable location.

- ✓ FOUR BEDROOM DETACHED HOUSE
- ✓ ADDITIONAL RECREATION ROOM CREATED FROM THE DOUBLE GARAGE
- ✓ MASTER BEDROOM WITH ENSUITE
- ✓ AMPLE OFF ROAD PARKING
- ✓ LARGE ENCLOSED REAR GARDEN WITH ADDITIONAL PARKING
- ✓ FAR REACHING SEA VIEWS FROM THE FIRST FLOOR
- ✓ SITUATED IN A DESIRABLE RESIDENTIAL AREA



4 Bedroom
Detached
House

8 Rhodfa'r Grug
Upper Colwyn Bay
LL29 6DJ

OFFERS OVER

£399,000

Reference Number: RP3689
21/08/24

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

Registered Company
Number 4687367

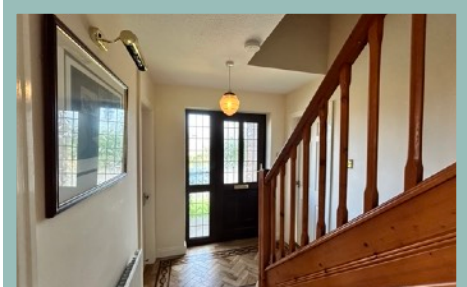
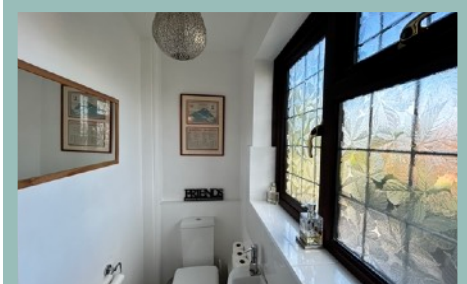
Valuation

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: rhosonseasales@fletcherpoole.com
web: www.fletcherpoole.com





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Lounge

4.83m x 3.77m (15'10" x 12'5")

Dining Room

3.77m x 2.72m (12'5" x 8'11")

Kitchen

4.09m x 3.39m (13'5" x 11'1")

Utility Room

2.04m x 1.97m (6'8" x 6'6")

Cloakroom

1.97m x 0.88m (6'6" x 2'11")

Additional Recreation Room

5.20m x 4.77m (17'1" x 15'8")

Master Bedroom

4.91m x 3.13m (16'1" x 10'3")

Ensuite

1.73m x 0.85m (5'8" x 2'10")

Bedroom Two

3.63m x 3.02m (11'11" x 9'11")

Bedroom Three

3.19m x 2.64m (10'6" x 8'8")

Bedroom Four

2.67m x 2.62m (8'9" x 8'7")

Bathroom

2.50m x 1.67m (8'3" x 5'6")



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Location

The property is located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with a 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 the Rhos On Sea office turn right towards the Promenade, turn right onto the Promenade, continue for about a mile, turn right by The Toad Public House, go straight ahead at the crossroads, go straight ahead at the mini roundabout, turn right onto Lansdowne Road, carry on up Kings Road as the road bears left, continue to the top of the hill, turn left onto Pen Y Bryn Road and a right turn onto St Andrews Road, Rhodfa'r Grug can be found on the left hand side No 8 can be found on the right.

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

Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

