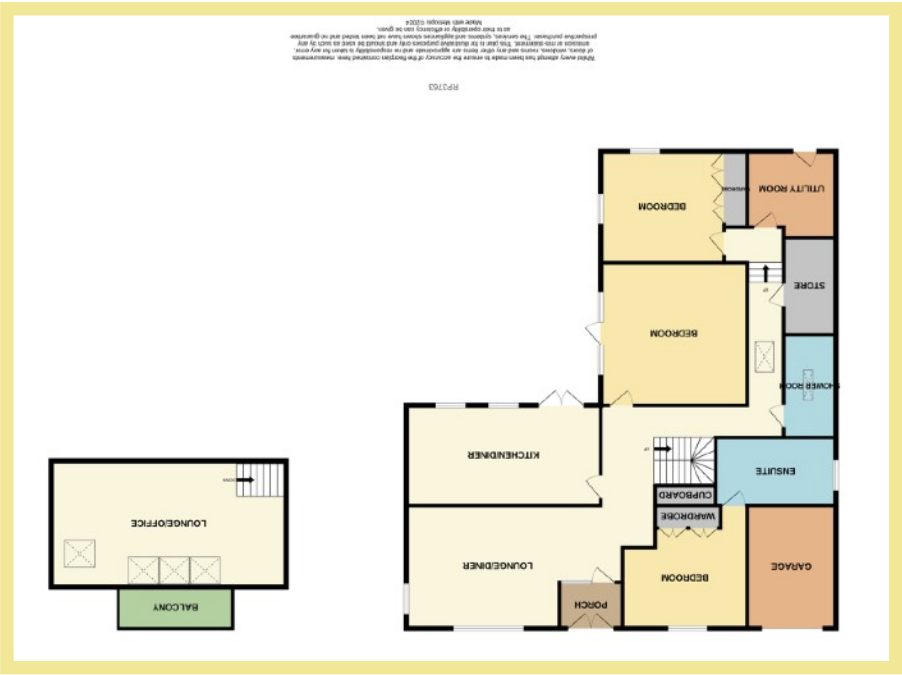


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of an offer or  
constitute any part  
and they do not  
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www.fletcherpoole.com



108 Peulwys Lane  
Old Colwyn  
LL29 8YE



# Spacious Three Bedroom Detached Bungalow Situated In An Elevated Position With Panoramic Countryside Views

## Description

An individually designed and spacious three-bedroom detached bungalow, situated in an elevated position and benefiting from panoramic countryside and distant sea views. The property benefits from UPVC double glazing and oil-fired central heating and viewings is highly recommended to appreciate the spacious layout, feature loft room with balcony and far-reaching views.

The accommodation briefly comprises on the ground floor, porch, large L-shaped lounge/diner with far reaching views, spacious kitchen/diner with French doors onto the rear garden, master bedroom to the front aspect with hillside views, fitted wardrobes and spacious 5-piece ensuite shower room, a second double bedroom with a door onto the rear garden, a third double bedroom to the rear, modern ensuite family bathroom, utility room with boiler and access to the rear garden and a large store room.

Stairs from the hallway lead up to a second spacious lounge/office area with fitted desk, which benefits from five feature Velux windows which lead out onto an elevated balcony with far reaching views.

Outside to the front of the property is off road parking for around three cars with access to a garage. The front garden has a flagged patio area with steps which lead down into an area surrounded by mature shrubs and trees. The rear garden is enclosed with fenced borders, with a patio area laid to flagstones of the kitchen, a winding path leads around an ornamental pond to the top of the garden where there is a further patio area which backs onto open fields.

- ✓ SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN AN ELEVATED POSITION WITH PANORAMIC COASTAL VIEWS
- ✓ FEATURE LOFT ROOM WITH BALCONY
- ✓ LANDSCAPED GARDENS BACKING ONTO OPEN FIELDS
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

## Porch

2.13m x 2.10m (7'0" x 6'11")

## Lounge

7.90m x 4.85m (25'11" x 15'11") Maximum



## Utility/Boiler Room

3.75m x 2.71m (12'4" x 8'11")

## Pantry/Linen Cupboard

2.76m x 1.70m (9'1" x 5'7")

## Cupboard

0.93m x 0.66m (3'1" x 2'2")

## Kitchen/Diner

6.59m x 3.21m (21'8" x 10'7")



## Master Bedroom

4.37m x 4.32m (14'4"x 14'2") Into wardrobe



## Ensuite

4.25m x 2.11m (14'0" x 6'11")

## Bedroom Two

5.01m x 4.00m (16'5" x 13'2")

## Bedroom Three

5.02m x 3.93m (16'6" x 12'11") Into wardrobe

## Bathroom

2.61m x 1.72m (8'7" x 5'8")

## Lounge/Office

7.03m x 4.13m (23'1" x 13'7")

## Location

Situated 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 right onto the Promenade, continue along this road passing Porth Eirias on the left, bear right signposted Old Colwyn continue to the top of the road to the roundabout, continue straight across onto Llanelian Road, pass the football ground on the right, continue straight on, turn left onto Peulwys Lane.

Council Tax Band: "F" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band E

3 Bedroom  
Detached Bungalow

108 Peulwys Lane  
Old Colwyn  
LL29 8YE

£349,950

NO CHAIN

Reference Number:RP3763  
16/10/24

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

