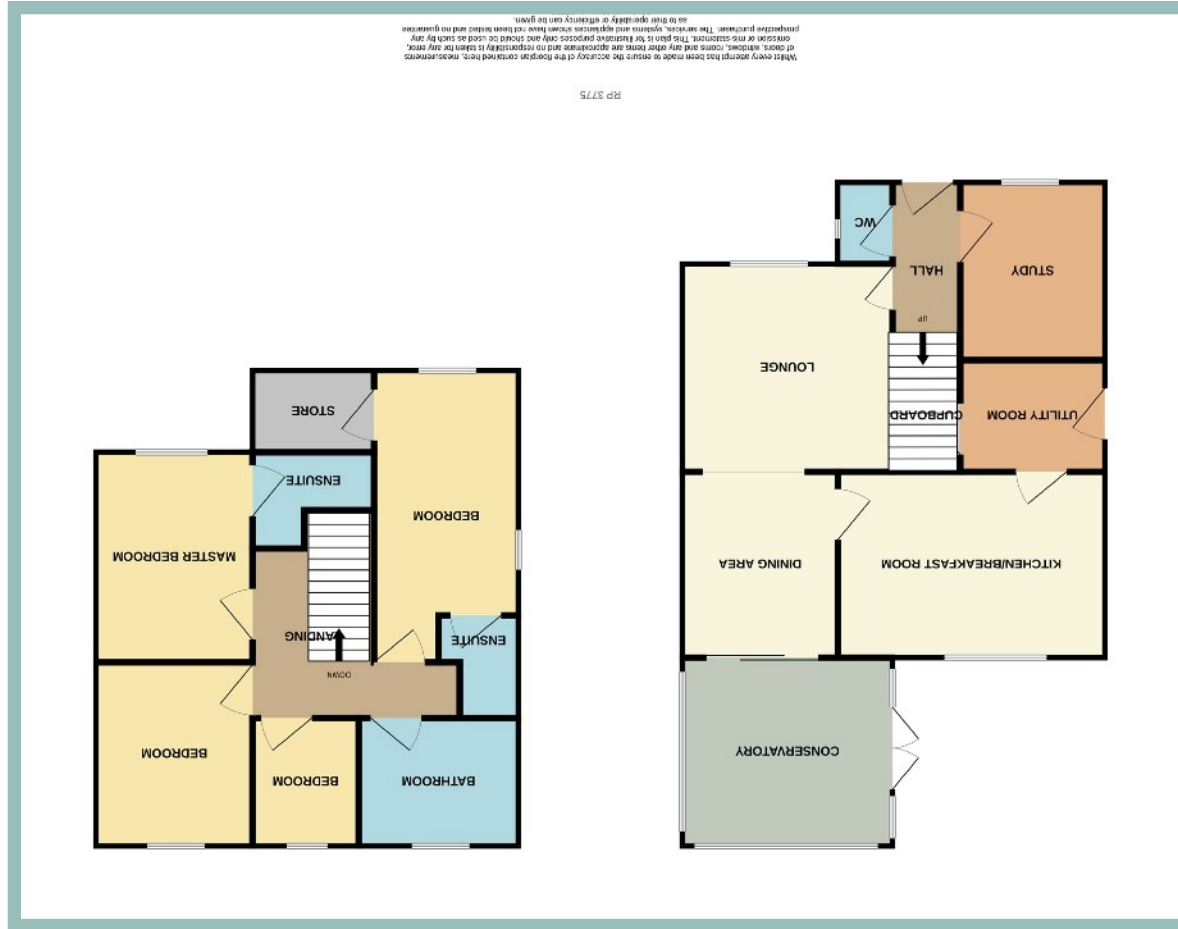


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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.



89 Bryn Cadno
Upper Colwyn Bay
LL29 6DW

Beautifully Presented Four Bedroom Detached House Situated In A Sought After Residential Area Enjoying Far Reaching

Description

This modern four bedroom detached house is situated in the sought after residential area of Upper Colwyn Bay. The property benefits from a new Worcester Bosch combination boiler in the last couple of years and has under floor heating in the kitchen and conservatory. The well planned accommodation is beautifully presented and well worth viewing to appreciate the size and layout. The accommodation on the ground floor comprises of hallway, w.c., study/sitting room, lounge which opens onto a dining area, good size conservatory, contemporary kitchen/breakfast room with integrated appliances, breakfast bar and granite tiled flooring and utility room. To the first floor there are four bedrooms, two benefitting from ensuite shower rooms and a family bathroom. There is gas central heating and double glazing. Outside to the front of the property there is off road parking and a lawn area and the enclosed rear garden has a paved seating area directly behind the property and a tiered garden with steps leading to an elevated decked area where far reaching views of the coast can be enjoyed.

- ✓ MODERN FOUR BEDROOM DETACHED HOUSE
- ✓ BEAUTIFULLY PRESENTED GOOD SIZE ACCOMMODATION
- ✓ BENEFITS FROM TWO RECEPTION ROOMS AND CONSERVATORY
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL AREA
- ✓ AMPLE OFF ROAD PARKING AND TIERED REAR GARDEN WITH FAR REACHING VIEWS



4 Bedroom
Detached
House

89 Bryn Cadno
Upper Colwyn Bay
LL29 6DW

£364,950

Reduced From £379,950

Reference Number: RP3775
29/10/24

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

Registered Company
Number 4687367

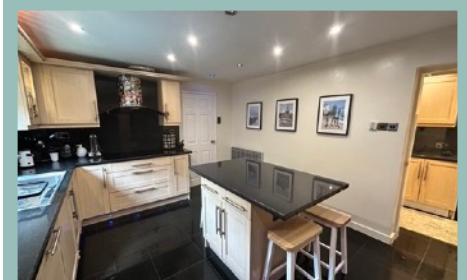
Valuation

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





4 Bedroom
Detached
House

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Upper Colwyn Bay
LL29 6DW

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Lounge Area

3.76m x 3.73m (12'4" x 12'3")

Dining Area

3.47m x 2.73m (11'5" x 9'0")

Study/Sitting Room

3.09m x 2.43m (10'2" x 8'0")

Conservatory

3.71m x 3.45m (12'2" x 11'4")

Kitchen/Breakfast Room

4.59m x 3.48m (15'1" x 11'5")

Utility Room

2.62m x 1.77m (8'7" x 5'10")

W.C.

1.71m x 0.74m (5'8" x 2'5")

Bedroom One

3.39m x 2.92m (11'2" x 9'7")

Ensuite

1.77m x 1.36m (5'10" x 4'6")

Bedroom Two

5.54m x 2.59m (18'2" x 8'6")

Ensuite 2

1.76m x 1.54m (5'9" x 5'1")

Bedroom Three

3.52m x 2.94m (11'7" x 9'8")

Bedroom Four

2.30m x 1.93m (7'7" x 6'4")

Bathroom

2.28m x 2.17m (7'6" x 7'2")



4 Bedroom
Detached
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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, Bryn Cadno is the second turning on the left hand side.

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

Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

