

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. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

Fletcher & Poole
DIAMOND COLLECTION



www.fletcherpoole.com



1 Ffordd Y Creyr Glas
Colwyn Bay
LL29 7AG

Impressive Four Bedroom Detached House On A New Development

Description

This impressive four bedroom detached house is part of a new development in Penrhos Heights and has 8 years remaining on the NHBC warranty. Beautifully presented the spacious well planned accommodation includes free flowing open plan spaces on the ground floor and four bedrooms with two benefitting from ensuite shower rooms. Viewing is recommended to not only appreciate the size and layout of the rooms but also the standard of finish. The property occupies a corner plot and outside there is ample off road parking, a double garage and a paved seating area to the rear which can be accessed from the dining area and lounge and is ideal for outside entertaining. Steps then lead up to a good size lawn. The accommodation on the ground floor comprises of a large hallway, cloakroom, spacious lounge with access to the garden, utility room and an open plan family room, kitchen and dining area. The kitchen has a breakfast bar and integrated appliances including double oven, gas hob, dishwasher and fridge/freezer. To the first floor there are four bedrooms and family bathroom; the master bedroom has a dressing room area and ensuite shower room, there is a second bedroom with an ensuite and one of the bedrooms is currently being used as a study. There is UPVC double glazing and gas central heating.

- ✓ IMPRESSIVE FOUR BEDROOM DETACHED HOUSE
- ✓ PART OF A NEW DEVELOPMENT WITH 8 YEARS REMAINING ON THE NHBC
- ✓ SPACIOUS WELL PLANNED ACCOMMODATION
- ✓ MUST BE VIEWED TO APPRECIATE THE STANDARD OF FINISH
- ✓ DOUBLE GARAGE, AMPLE OFF ROAD PARKING, PAVED SEATING AREA & LAWN



4 Bedroom
Detached House

1 Ffordd Y Creyr Glas
Colwyn Bay
LL29 7AG

£499,999

Reference Number: RP3836
27/01/25

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.co.uk
m
web: www.fletcherpoole.com





Hallway
10'0" x 9'10" (3.06m x 3.00m) Maximum

Cloakroom
5'3" x 3'3' (1.61m x 0.98m)

Lounge
24'2" x 12'0" (7.36m x 3.65m)

Utility
10'0" x 5'0" (3.05m x 1.51m)

Family Room/Kitchen.
24'2" x 14'0" (7.37m x 4.27m)

Dining Area
9'11"x 9'0" (3.02m x 2.75m)

Bedroom One
13'9" x 12'2" (4.18m x 3.70m)

Dressing Room
9'11 x 9'0" (3.02m x 2.75m) Maximum

Ensuite
9'7" x 6'1"(2.92m x 1.86m) Maximum

Bedroom Two
13'6" x 12'1" (4.11m x 3.67m)

Ensuite
8'8" x 4'1" (2.64m x 1.24m)

Bedroom Three
10'3" x 10'2" (3.11m x 3.10m)

Bedroom Four
12'1" x 7'6" (3.68m x 2.29m)

Bathroom
9'10" x 8'0" (2.99m x 2.42m)

Garage
17'6" x 17'1" (5.34m x 5.20m)



4 Bedroom Detached House

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Impressive Four Bedroom Detached House Part Of A New Development

Location

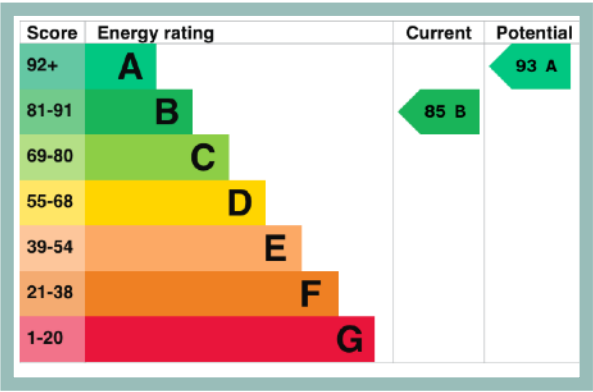
The property is situated in a sought after area perfectly located for the A55 and all local amenities and within an hours drive of Chester and the motorways beyond. The property is neighboured by Rydal Penrhos School.

Directions

From our Rhos-on-Sea office turn towards the Promenade, turn right onto the Promenade, turn right by The Toad public house, go straight across at the T junction, continue across at the mini roundabout onto Pwllcrochan Avenue, go straight across at the next T junction, take the second left turn onto Queens Drive and at the bend in the road on the right there is the entrance to Ffordd Y Creyr Glas.

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

Energy Performance Rating Band B



4 Bedroom Detached House

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Colwyn Bay
LL29 7AG

£499,999

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27/01/25

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