

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.

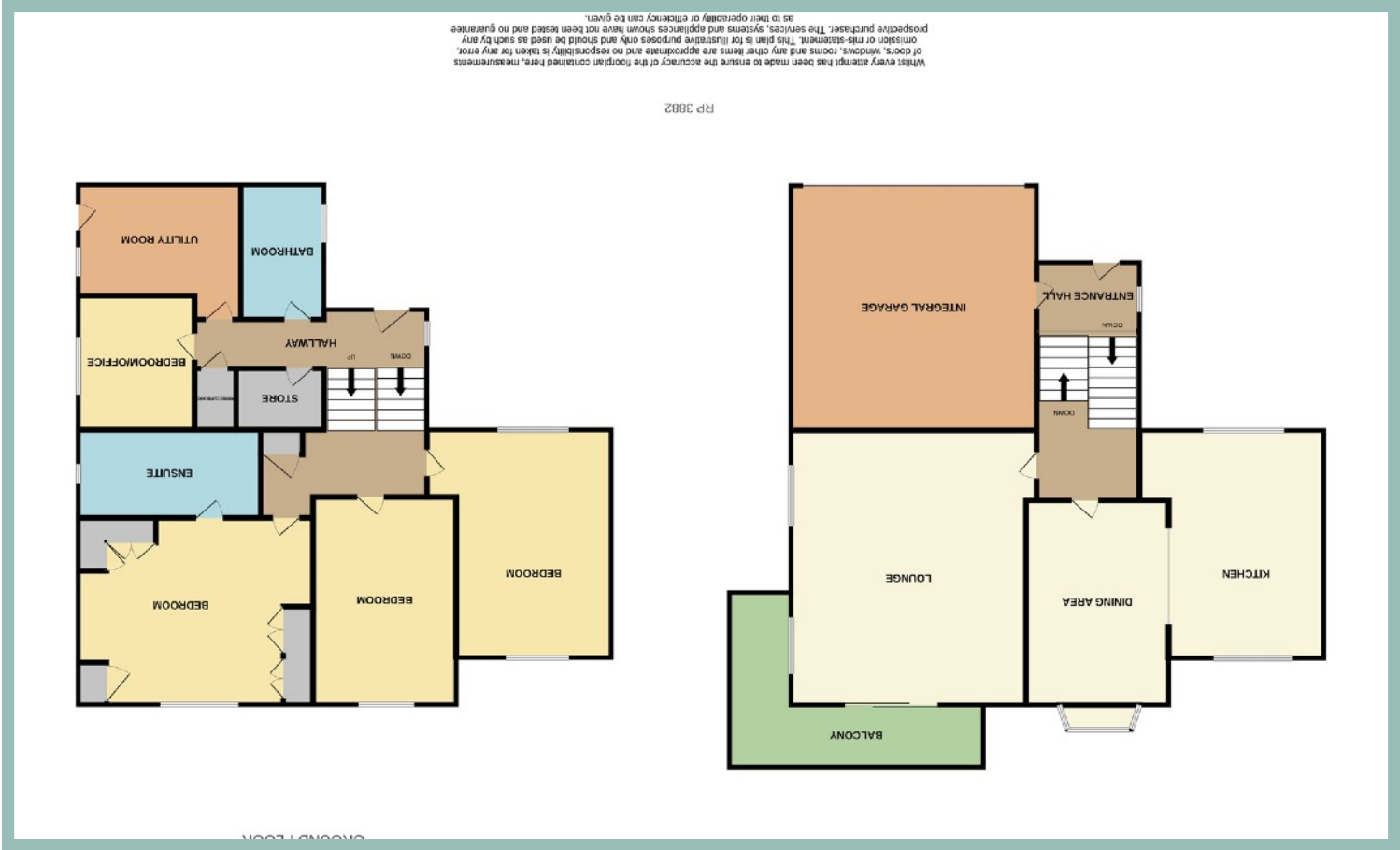
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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



3 Lllys Argoed
Upper Colwyn Bay
LL29 6DY

Impressive Four Bedroom Detached House Enjoying Far Reaching Views

Description

This impressive four bedroom detached house is situated in the sought after residential area of Upper Colwyn Bay tucked away in a quiet cul de sac and benefitting from far reaching views over woodland to the North Wales coast. The accommodation is light and spacious and must be viewed to truly appreciate the size and layout of the rooms including a stunning lounge with access onto a wraparound balcony ideal to take in those amazing views and four double bedrooms. Outside there is off road parking to the front for four cars and access to a double garage. The beautifully private landscaped garden has a variety of well established plants and shrubs and various seating areas have been created including a courtyard garden, a raised decked area and a good size summer house. The split level accommodation is immaculately presented and comprises of an entrance hall with integral access to the garage and stairs leading down to the generous sized double aspect lounge with access onto the balcony and an open plan kitchen/diner with integrated appliances and good size dining area. Off this level stairs lead down to the fourth bedroom currently being used as an office, a utility room with access to the garden, the family bathroom and two large storerooms. On the ground floor there are three double bedrooms and storeroom. The master bedroom includes a range of fitted wardrobes and units and an ensuite bathroom with separate shower. There is gas central heating and UPVC double glazing.

- ✓IMPRESSIVE FOUR BEDROOM DETACHED HOUSE
- ✓TUCKED AWAY IN A CUL DE SAC LOCATION WITH FAR REACHING VIEWS OVER WOODLAND TO THE COAST
- ✓MUST BE VIEWED TO APPRECIATE THE SIZE & LAYOUT OF THE ACCOMMODATION
- ✓INCLUDES A LIGHT & SPACIOUS LOUNGE WITH ACCESS ONTO A WRAP AROUND BALCONY
- ✓BEAUTIFULLY LANDSCAPED PRIVATE GARDEN WITH VARIOUS SEATING AREAS & A SUMMER HOUSE
- ✓OFF ROAD PARKING & DOUBLE GARAGE



Four Bedroom
Detached House

3 Lllys Argoed
Upper Colwyn Bay
LL29 6DY

£459,950

Reference Number: RP3882
11/03/25

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



Four Bedroom Detached House

3 Lllys Argoed
Upper Colwyn Bay
LL29 6AG

£459,950

Reference Number: **RP3882**
11/03/25

Fletcher & Poole,
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Rhos-on-Sea,
LL28 4PS

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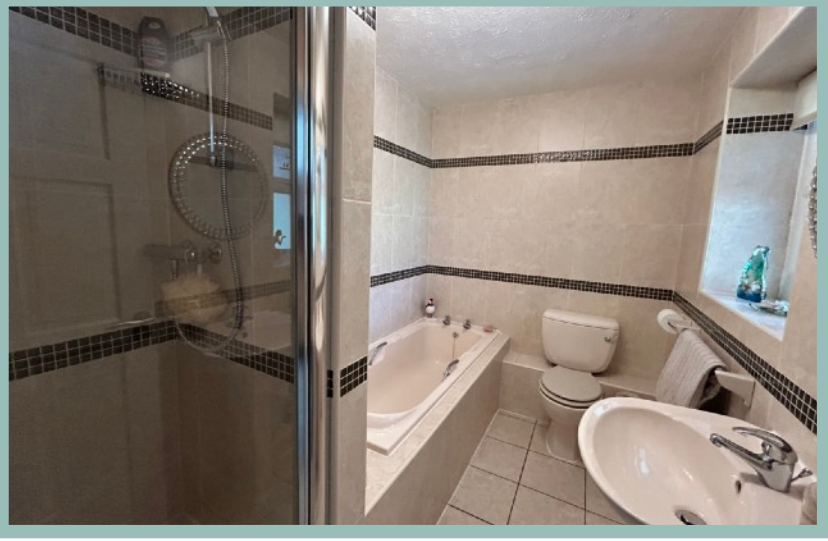
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m](mailto:rhosonseafletcherpoole.com)
web: www.fletcherpoole.com



Lounge

19' 4" x 17'8" (5.88m x 5.38m)

Dining Area

14'4" x 9'11" (4.37m x 3.03m)

Kitchen

16'0" x 8'11" (4.88m x 2.71m)

Bedroom Four/Office

9'3" x 8'4" (2.82m x 2.54m)

Utility Room

11'10" x 7'9" (3.60m x 2.37m)

Bathroom

9'2" x 5'9" (2.80m x 1.76m)

Store Room

6'0" x 4'6" (1.81m x 1.37m)

Store Room/Airing Cupboard

4'11" x 2'6" (1.49m x 0.77m)

Bedroom One

16'4" x 13'0" (4.98m x 3.97m)

Ensuite

12'9" x 5'9" (3.87m x 1.76m)

Bedroom Two

14'4" x 9'11" (4.37m x 3.02m)

Bedroom Three

16'0" x 9'0" (4.88m x 2.73m)



Location

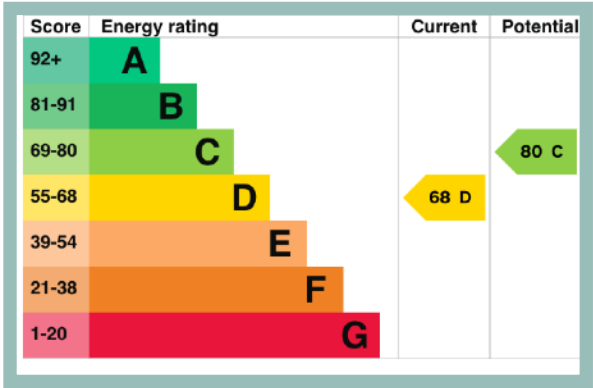
Located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school and shops. Colwyn Bay has a variety of shops and amenities and the A55 dual carriageway is approximately 1.5 miles distant.

Directions

From our Rhos On Sea office turn towards the Promenade. Turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue going straight ahead at the roundabout and crossing above the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo, continue up the hill, Llys Argoed can be found at the top of the hill on the left hand side.

Council Tax Band: TBC

Energy Performance Rating Band D



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