

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.

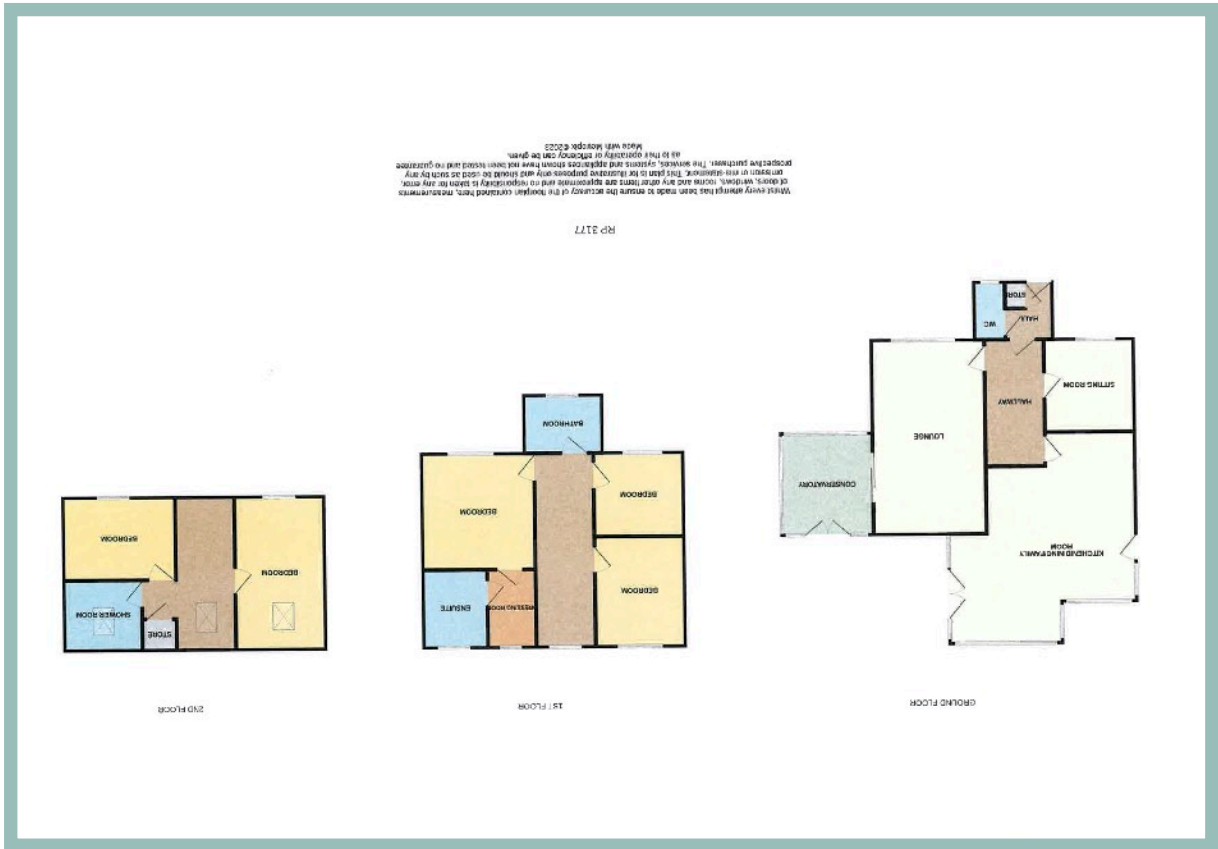
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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

www.fletcherpoolle.com



Fletcher & Poole
DIAMOND COLLECTION



**26 Tanllwyfan
Old Colwyn
LL29 9LQ**

Spacious Five Bedroom Detached House Situated In A Sought After Residential Area

Description

This spacious five bedroom detached house must be viewed to not only appreciate the location but also the size and layout of the accommodation. Situated in a sought after residential area and close to the amenities of Old Colwyn. The well planned accommodation has light and spacious rooms including an open plan kitchen/dining/family room with the kitchen benefitting from modern integrated appliances, quartz work tops, under floor heating and access to the garden from the sitting area. Outside to the front of the property there is off road parking and enclosed rear garden laid to lawn and with paved and decked seating areas. The garage offers storage to the front and is currently utilised as a cinema room. On the ground floor the accommodation comprises of entrance hall, cloakroom, hallway, light and spacious lounge with access to a conservatory, sitting room/ snug and open plan kitchen/dining/family room. To the first floor there are three double bedrooms, family bathroom and a good size landing which is currently used as a study area. To the second floor there are a further two double bedrooms and a shower room.

- ✓ SPACIOUS FIVE BEDROOM DETACHED HOUSE
- ✓ WELL PLANNED ACCOMMODATION WITH STUNNING OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ PRIVATE DRIVEWAY WITH AMPLE PARKING, GARAGE WITH STORAGE TO THE FRONT & UTILISED AS A CINEMA ROOM & ENCLOSED REAR GARDEN
- ✓ MASTER BEDROOM BOASTS DRESSING ROOM & ENSUITE BATHROOM
- ✓ NO CHAIN

Bathroom

2.47m x 1.73m (8'1" x 5'8")

Bedroom Two

5.04m x 2.81m (16'7" x 9'3")

Bedroom Three

3.49m x 2.89m (11'5" x 9'6")

Shower Room

2.51m x 1.79m (8'3" x 5'11")



5 Bedroom
Detached House

26 Tanllwyfan
Old Colwyn
LL29 9LQ

OFFERS OVER
£385,000

Reference Number: RP3177
17/03/25

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com



5 Bedroom
Detached House

26 Tanllwyfan
Old Colwyn
LL29 9LQ
OFFERS OVER
£385,000

Reference Number: RP3177
17/03/25

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com

Hallway
3.87m x 1.82m (12'9" x 6'0")

Cloakroom
1.73m x 0.93m (5'8" x 3'1")

Lounge
5.92m x 3.44m (19'5" x 11'3")

Conservatory
3.09m x 2.80m (10'2" x 9'2")

Sitting Room
2.85m x 2.76m (9'4" x 9'1")

Kitchen/Dining/Family Room
5.71m x 5.62m (18'9" x 18'5") Maximum

Bedroom One
3.54m x 3.44m (11'8" x 11'3")

Dressing Room
2.29m x 1.48m (7'6" x 4'10")

Ensuite
2.29m x 1.70m (7'6" x 5'7")

Bedroom Four
2.74m x 3.29m (9'0" x 10'10")

Bedroom Five
2.74m x 2.54m (9'0" x 8'4")



Location

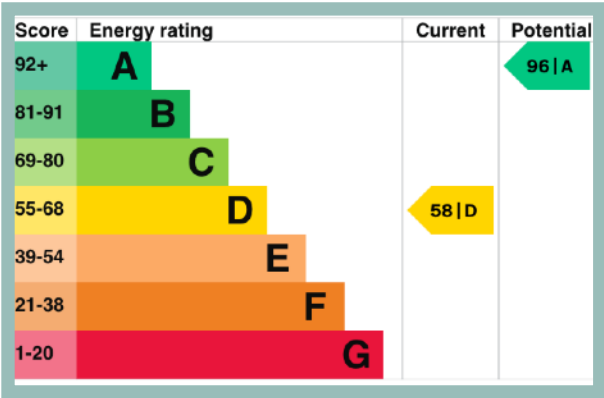
The property is located on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its larger shops is approximately two mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

Directions

From the Rhos on Sea office turn towards the Promenade, turn right onto the Promenade. Continue along this road to the end, bear right onto Wynnstay Road, continue to the top of the road, bear left onto Abergele Road, at the top of the hill turn right onto Tanllwyfan.

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

Energy Performance Rating Band D



5 Bedroom
Detached House

26 Tanllwyfan
Old Colwyn
LL29 9LQ
OFFERS OVER
£385,000

Reference Number: **RP3177**
17/03/25

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

