

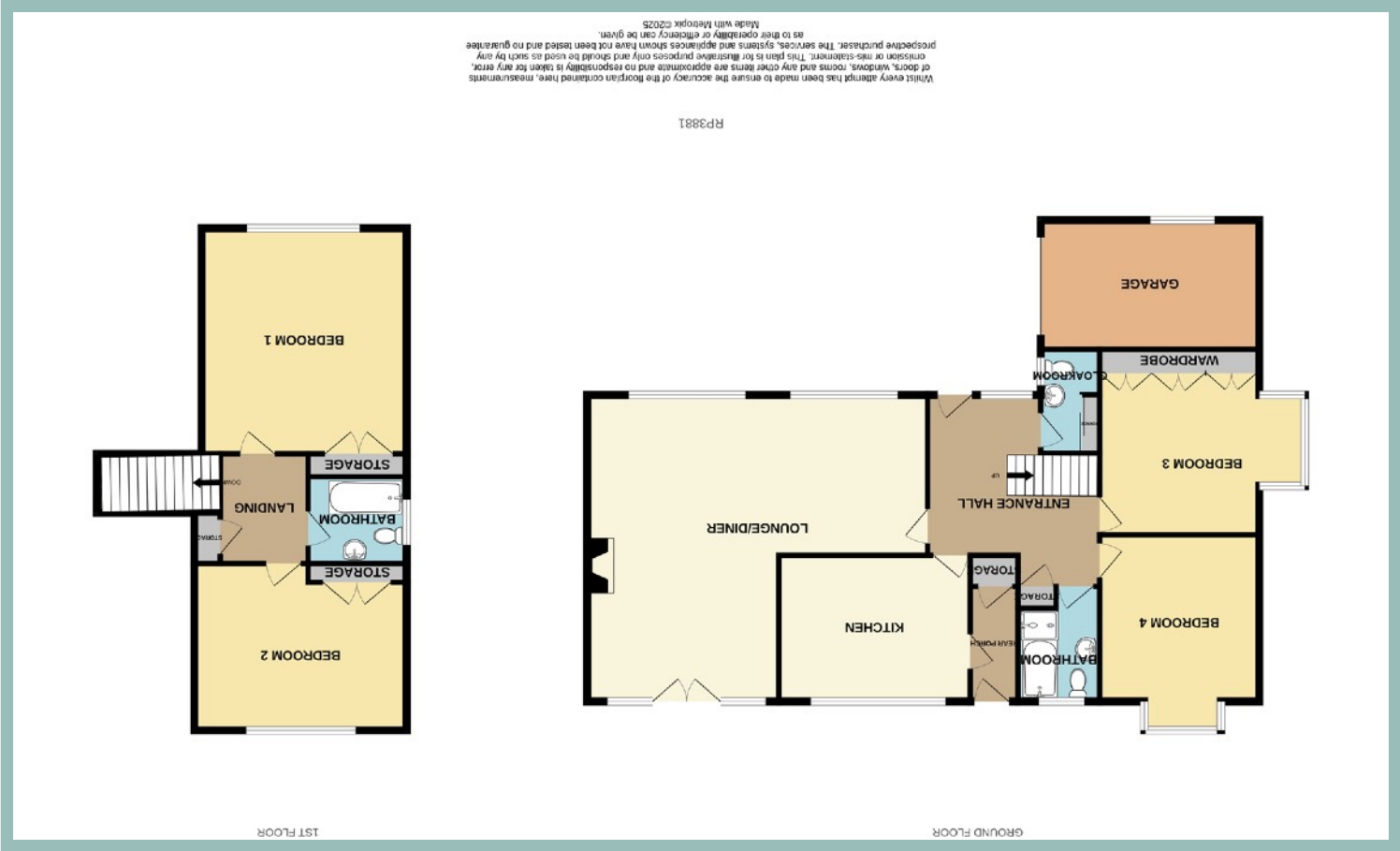
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



The Coppice
Pen Y Bryn Road
Upper Colwyn Bay
LL29 6AH

Light & Spacious Four Bedroom Detached Family Home Occupying A Generous Size Plot In A Highly Desirable Location with Far Reaching Sea Views

Description

This light & spacious four bedroom detached family home occupies a generous sized plot in the highly desirable location of Upper Colwyn Bay. Walking distance to the local shops, schools and popular public house and with easy access to Colwyn Bay and Rhos on Sea where there are further shops, promenade, beach and other amenities. The accommodation comprises of:- Entrance hallway, cloakroom, l-shaped lounge/diner with large picture window and far reaching sea views and French patio doors out onto the garden, kitchen, rear porch/utility space, two double bedrooms both with box bay windows and one with a range of fitted wardrobes, bathroom with separate shower. Stairs lead to the first floor where there are a further two double bedrooms, both with fitted storage and one to the front with far reaching sea views over the bay and Little Orme, bathroom. The property is set back from the road with a large driveway, substantial off road parking, large front garden laid to lawn with well established plants, trees & shrubs. Access to the garage and into the rear garden from either side of the property. The enclosed rear garden is also laid to lawn with flagged patio seating area, raised beds, greenhouse, summer house and steps leading up to a lawned area with fruit orchard. The property benefits from UPVC double glazing and gas central heating throughout. Viewing is essential to appreciate the good sized plot, highly desirable location and light & spacious accommodation this family home has to offer.

- ✓LIGHT & SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- ✓FOUR LARGE DOUBLE BEDROOMS, TWO OF WHICH ARE ON THE GROUND FLOOR
- ✓GENEROUS SIZED PLOT
- ✓FAR REACHING SEA VIEWS
- ✓HIGHLY DESIRABLE LOCATION
- ✓LARGE DRIVEWAY WITH SUBSTANTIAL OFF ROAD PARKING
- ✓ENCLOSED REAR GARDEN WITH FLAGGED PATIO SEATING AREA, GREENHOUSE AND ORCHARD



Four Bedroom
Detached House

The Coppice
Pen Y Bryn Road
Upper Colwyn Bay
LL29 6AH

£475,000

Reduced From £495,000
NO CHAIN

Reference Number: RP3881
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
m
web: www.fletcherpoole.com





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Entrance Hall

15' 3" x 9'8" (4.65m x 2.94m)

Cloakroom

7'8" x 5'10" (2.34m x 1.78m)

Lounge/Diner

24'8" x 22'2" (7.52m x 6.76m)

Kitchen

13'10" x 10'4" (4.20m x 3.15m)

Rear Porch/Utility Space

6'1" x 2'11" (1.84m x 0.88m)

Bedroom Three

15'6" x 12'7" (4.72m x 3.83m)

Bedroom Four

16'6" x 11'7" (5.03m x 3.52m)

Bathroom

8'3" x 5'10" (2.51m x 1.77m)

Bedroom One

16'5" x 12'8" (5.00m x 3.85m)

Bedroom Two

12'7" x 12'3" (3.84m x 3.72m)

Bathroom

7'3" x 6'0" (2.20m x 1.83m)



Garage

18'0" x 9'5" (5.48m x 2.88m)

Location

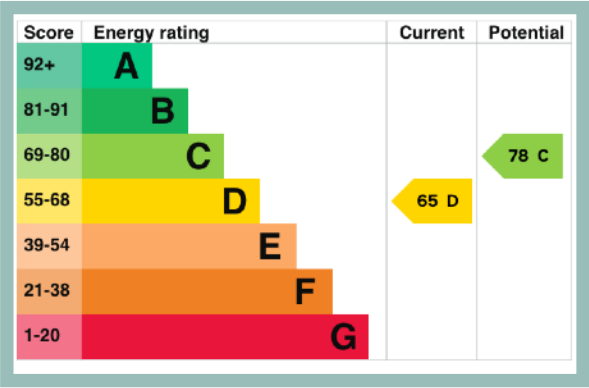
Located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school and shops. Colwyn Bay has a variety of shops and amenities and the A55 dual carriageway is approximately 1.5 miles distant.

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, turn left at the top onto Pen Y Bryn Road.

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

Energy Performance Rating Band D



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