

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

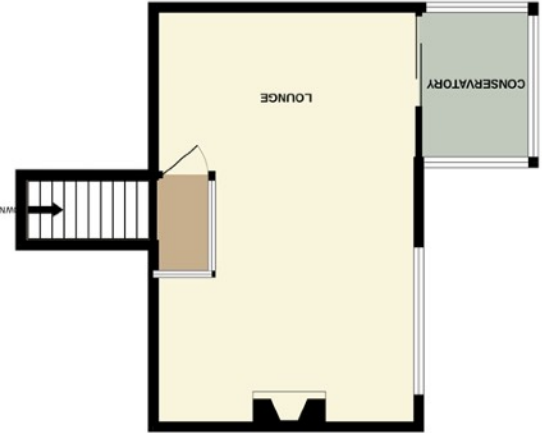
RP3896



LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



11 Bryn Carrog  
Upper Colwyn Bay  
LL29 6DE



# Three Bedroom Detached House With Uninterrupted Far Reaching Views Over The Sea, Coastline & Countryside

## Description

The views over the sea, coastline & countryside are outstanding from this split level three bedroom detached house.

Situated in a quiet cul-de-sac in the highly desirable residential area of Upper Colwyn Bay with it's local shops, school and popular public house.

A short drive to Colwyn Bay which offers more shops, supermarkets, schools & other amenities.

Entering the property at the side into a light and spacious hallway, kitchen/diner, utility room with access into the garage and out onto the garden, bedroom three and bathroom.

Stairs lead down to the lower level where there is a master bedroom with large picture window overlooking the garden, a range of fitted wardrobes and an ensuite shower room and bedroom two with an attached sunroom also overlooking the gardens.

Stairs from the entrance hallway lead up to the first floor where the large lounge and conservatory benefit from the stunning views over the sea, coastline & countryside beyond.

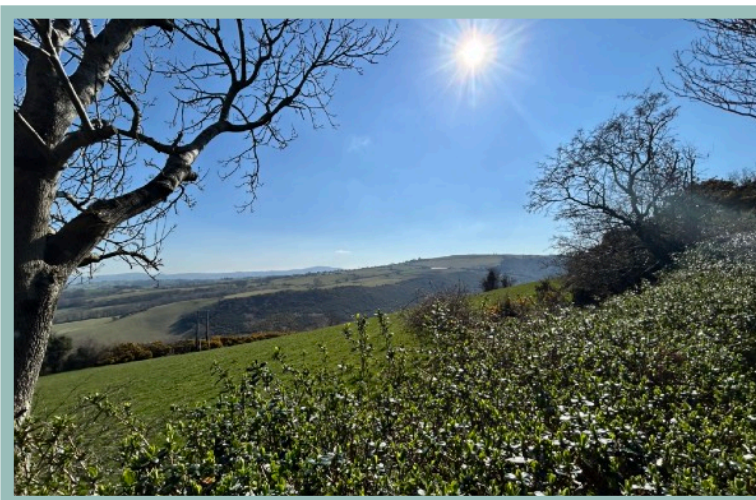
At the front is a large driveway with substantial off road parking and access to the garage and gardens.

To the rear are the beautifully maintained landscaped gardens , private and enclosed with decked patio seating areas, garden shed, ornamental pond with waterfall and well established trees, plants & shrubs all overlooking the adjoining farmland with the uninterrupted views over the hills and countryside in one direction and the sea & coastline in the other.

The property benefits from UPVC double glazing and gas central heating throughout.

Viewing is highly recommended to appreciate the accommodation on offer and the outstanding views this location gives.

- ✓ STUNNING PANORAMIC VIEWS OVER THE SEA, COASTLINE & COUNTRYSIDE
- ✓ THREE BEDROOM SPLIT LEVEL DETACHED HOUSE
- ✓ SITUATED IN A QUIET CUL-DE-SAC IN A HIGHLY DESIRABLE RESIDENTIAL AREA
- ✓ BEAUTIFULLY MAINTAINED PRIVATE ENCLOSED LANDSCAPED GARDENS
- ✓ SPACIOUS LOUNGE AND CONSERVATORY BENEFITTING FROM THE STUNNING VIEWS
- ✓ SUBSTANTIAL OFF ROAD PARKING
- ✓ INTEGRAL GARAGE



3 Bedroom  
Detached  
House

11 Bryn Carrog  
Upper Colwyn Bay  
LL29 6DE

**£385,000**

*Reference Number: RP3896*  
*24/03/25*

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

Registered Company  
Number 4687367

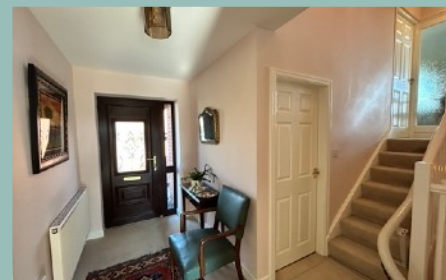
## Valuation

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](mailto:rhosonsea@fletcherpoole.com)  
m  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)







### Entrance Hallway

3.46m x 1.57m (11'4"x 5'2")

### Kitchen/Diner

4.82m x 3.96m (15'10" x 13'0")

### Utility Room

3.05m x 1.47m (10'0" x 4'10")

### Bedroom Three

2.49m x 2.37m (8'2" x 7'9")

### Bathroom

2.28m x 1.74m (7'6"x 5'9")

### Lower Level

### Master Bedroom

3.53m x 3.42m (11'7" x 11'3")

### Ensuite

2.48m x 1.57m (8'2" x 5'2")

### Bedroom Two

4.44m x 2.62m (14'7" x 8'7")

### Sun Room

2.66m x 1.88m (8'9" x 6'2")

### Upper Level

### Lounge

6.91m x 4.44m (22'8" x 14'7")

### Conservatory

2.60m x 1.88m (8'7" x 6'2")



3 Bedroom  
Detached  
House

11 Bryn Carrog  
Upper Colwyn Bay  
LL29 6DE

£385,000

Reference Number: RP3896  
24/03/25

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](http://www.fletcherpoole.com)

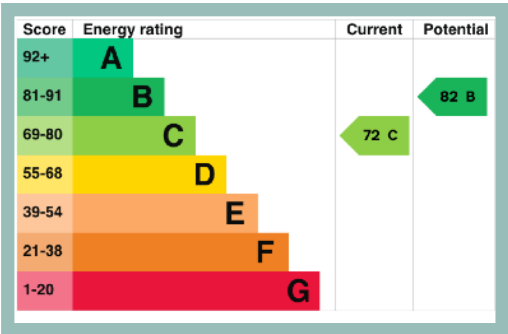




Garage  
5.12m x 2.74m (16'10" x 9'0")

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, take the second left onto Bryn Cadno, follow the road up the hill and Bryn Carrog can be found on the left hand side.

Council Tax Band: “E” (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band C

3 Bedroom  
Detached  
House  
  
11 Bryn Carrog  
Upper Colwyn Bay  
LL29 6DE

£385,000

Reference Number: RP3896  
24/03/25

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](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

