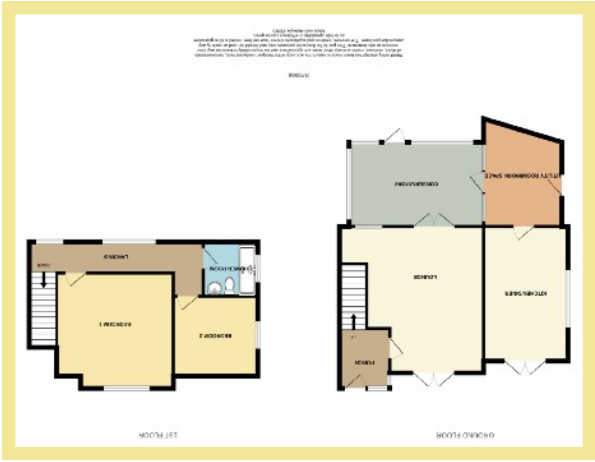
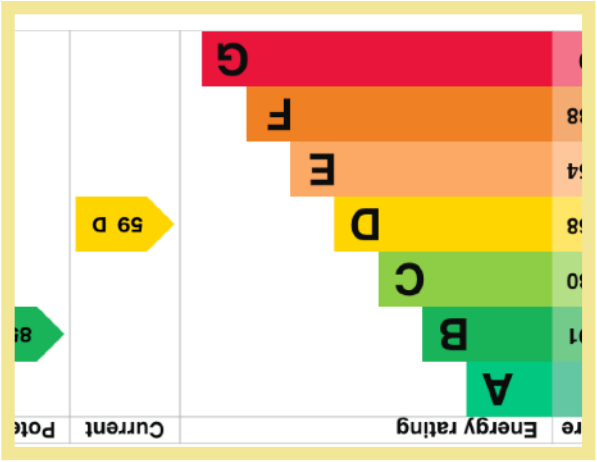


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Gwynfarian  
Nant y Glyn Road  
Colwyn Bay  
LL29 7RB



# TWO BEDROOM COTTAGE STYLE SEMIDETACHED HOUSE WITH STUNNING VIEWS OVER THE COAST & COUNTRYSIDE. SET WITHIN APPROX ¾ OF AN ACRE BEAUTIFULLY MAINTAINED GARDENS & GARDEN OFFICE

## Description

This two bedroom cottage style semi-detached house is situated in an elevated position with stunning far reaching views over the coast and countryside. On the outskirts of Colwyn Bay with its shops, schools, promenade & beach. A short drive to both Rhos on Sea and Llandudno. Set in approx. ¾ of an acre. The gardens are beautifully maintained, enclosed by woodland to the rear & side. It is here that you find the log cabin/garden office which has full power making it an ideal space to run a business or work from home-although with those fabulous views from your desk you won't get much work done!

To the front of the property there is a private off road parking area for 2 vehicles. Steps take you up to the front of the house and onto the paved patio seating area. Entrance in through the porch, spacious lounge with feature multi-fuel burner, French doors out onto the patio and under stairs storage area, large conservatory with access into the gardens at the rear, kitchen/diner with French doors out onto the decked seating area which is an ideal spot for outside dining and entertaining enjoying those fabulous views, sunrises & sunsets, utility room/workspace with access onto the side of the house where there are outbuildings including a log store & 3 garden stores. Stairs lead from the entrance porch to the two double bedrooms, one with fitted storage, shower room. Benefitting from UPVC glazed windows and gas central heating throughout.

Viewing is essential to appreciate this beautiful cottage style home with its stunning views, private gardens and convenient location

- ✓ TWO BEDROOM COTTAGE STYLE SEMI-DETACHED HOUSE
- ✓ STUNNING VIEWS OVER THE COAST & COUNTRYSIDE
- ✓ SET IN APPROX ¾ OF AN ACRE BEAUTIFULLY MAINTAINED GARDENS
- ✓ GARDEN OFFICE/LOG CABIN-IDEAL FOR WORKING FROM HOME
- ✓ PRIVATE OFF ROAD PARKING AREA
- ✓ NUMEROUS PATIO SEATING AREAS
- ✓ LARGE CONSERVATORY
- ✓ COUNTRYSIDE SETTING YET WITHIN EASY REACH OF SHOPS, SCHOOLS, PROMENADE & BEACH

## Porch

2.56m x 1.47m (8'5" x 4'10")

## Lounge

5.49m x 5.29m (18'0" x 17'4")



## Kitchen/Diner

4.94m x 3.11m (16'3" x 10'3")



## Conservatory

4.94m x 3.09m (16'3" x 10'2")

## Utility Room

3.96m x 2.88m (13'0" x 9'6")

## Bedroom One

4.55m x 4.19m (14'11" x 13'9")



## Bedroom Two

3.14m x 3.01m (10'4" x 9'11")

## Shower Room

1.97m x 1.67m (6'6" x 5'6")

## Location

The property is located on the outskirts of Colwyn Bay with its variety of local shops and other amenities close by. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

## Directions

From the Rhos On Sea office turn right towards the Promenade, turn right onto the Promenade, follow the Promenade turning right by The Toad Public House, at the crossroads go straight across, at the mini roundabout turn left onto Abergele Road, continue through Colwyn Bay, turn right onto Nant Y Glyn Road opposite the petrol station continue to the top of the road and turn right and immediate left continuing on to Nant Y Glyn Road.  
Council Tax Band: "D"  
Energy Performance Rating Band "D"

2 Bedroom  
Semi Detached  
House

Gwynfarian  
Nant Y Glyn Road  
Colwyn Bay  
LL29 7RB

£275,000

Reference Number:RP3966  
16/05/215

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)

