

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.

Fletcher & Poole
DIAMOND COLLECTION



www.fletcherpoole.com



17 Rhodfa Brenig
Upper Colwyn Bay
LL29 6EA

Beautifully Presented Four Bedroom Detached House Situated In A Sought After Location & Close To Local Amenities

Description

A beautifully presented and spacious four-bedroom detached house situated on a large plot and in the popular Colwyn heights which is close to the local amenities including the convenience store, Pen Y Bryn Pub and schools. The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the presentation throughout, spacious layout, open plan kitchen/diner, private landscaped garden and location.

The accommodation on the ground floor briefly comprises, hallway, modern contemporary WC, cloakroom and cupboard for additional storage, a spacious lounge with dual aspect windows and French doors onto the landscaped garden, spacious open plan kitchen/diner with a fully fitted kitchen benefitting from an integrated hob with oven below and breakfast bar, French doors lead through into a large conservatory with Oak effect laminate flooring, there is a separate utility room with space for a washing machine, tumble dryer and sink with tiled splashbacks and a cupboard under the stairs. Upstairs there is a landing, spacious master bedroom with dual aspect windows and far reaching hillside views, built in wardrobes and a modern contemporary ensuite shower room, a second double bedroom with a built in wardrobe and hillside views, a third double bedroom and a fourth smaller bedroom overlooking the rear garden with mirrored built in wardrobes, a modern contemporary family bathroom with tiled walls and separate shower and bath and an airing cupboard on the landing. Outside to the front is a driveway providing off road parking for around four cars with access to a double garage, laid to lawn with mature shrubs. The private sunny rear garden is enclosed with fenced borders with a patio area of the conservatory, laid to lawn with a variety of mature shrubs and trees with a raised vegetable patch behind the garage.

- ✓ BEAUTIFULLY PRESENTED & SPACIOUS FOUR BEDROOM DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ OFFERS MODERN OPEN PLAN LIVING
- ✓ PRIVATE & SUNNY LANDSCAPED GARDEN WITH MATURE PLANTS
- ✓ OFF ROAD PARKING & DOUBLE GARAGE



4 Bedroom
Detached
House

17 Rhodfa Brenig
Upper Colwyn Bay
LL29 6EA

£399,950

Reference Number: RP3987
30/05/2025

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

Registered Company
Number 4687367

Valuation

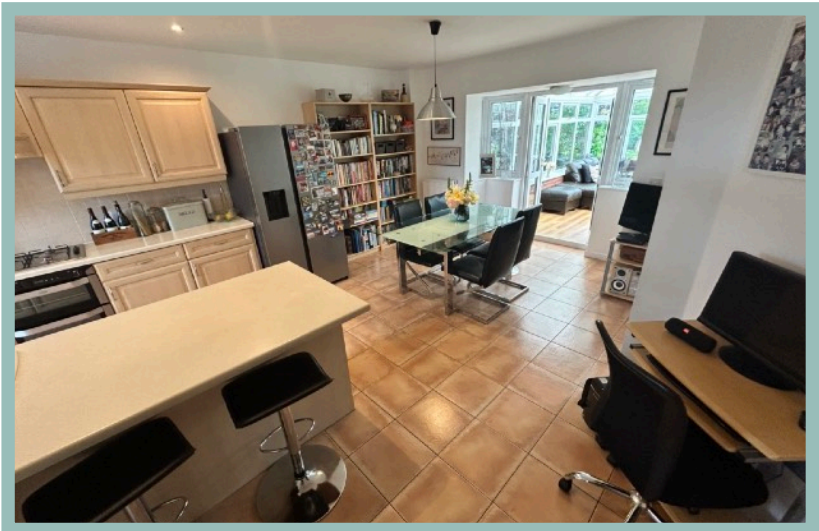
Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: rhos@fletcherpoole.com
web: www.fletcherpoole.com





Lounge

6.08m x 3.17m (19'11" x 10'5")

Kitchen/Diner

6.63m x 4.51m (21'9" x 14'10")

Conservatory

4.24m x 2.78m (13'11" x 9'2")

Utility

2.36m x 1.64m (7'9" x 5'5")

Cupboard

1.15m x 0.87m (3'9" x 2'10")

Cloakroom

0.82m x 0.53m (2'9" x 1'9")

W.C.

1.73m x 0.80m (5'8" x 2'8")

Cupboard

1.11m x 0.88m (3'8" x 2'11")

Master Bedroom

3.85m x 3.60m (12'8" x 11'10")

Ensuite

2.11m x 1.52m (6'11" x 5'0")

Bedroom Two

3.44m x 3.24m (11'3" x 10'8")

Bedroom Three

3.12m x 3.45m (10'3" x 11'4") Maximum

Cupboard

0.90m x 0.81m (3'0" x 2'8")

Bedroom Four

3.17m x 2.57m (10'5" x 8'6") Into wardrobe

Bathroom

3.23m x 1.93m (10'7" x 6'4")

Airing Cupboard



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Double Garage
5.11m x 5.11m (16'9" x 16'9")

Location

The property is 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 right towards the Promenade, turn right onto the Promenade and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout and crossing over the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo. At the top of the hill turn left then sharp right onto St Andrews Road and take the second left into Bryn Cadno, then third left into Rhodfa Brenig.

Council Tax Band F

Energy Performance Rating Band TBC

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