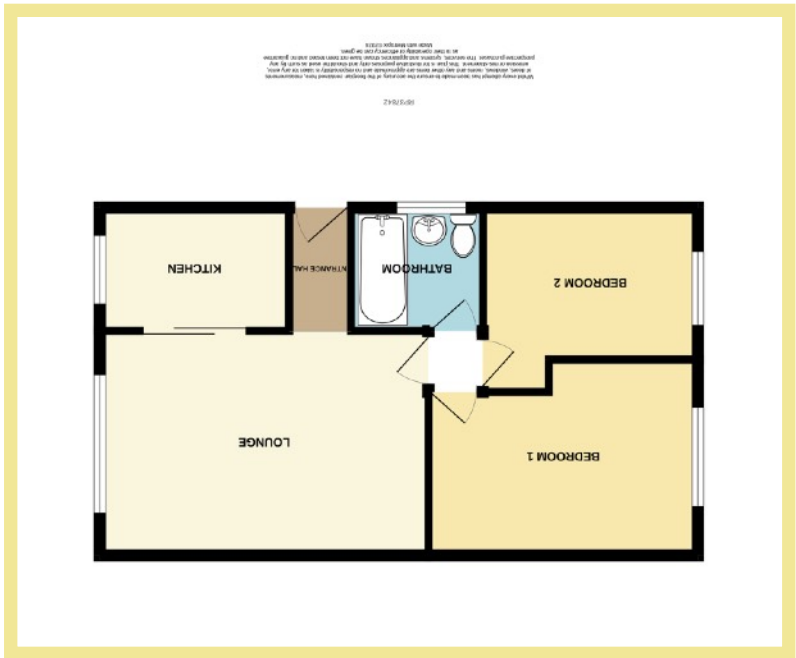


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



15 Bryn Rhyg
Upper Colwyn Bay
LL29 6DP

Two Bedroom Semi Detached Bungalow Situated In The Desirable Residential Area Of Upper Colwyn Bay

Description

This two bedroom semi detached bungalow is situated in the desirable residential area of Upper Colwyn Bay in a quiet cul-de-sac. The property benefits from off road parking on the driveway, enclosed rear garden and is well worth viewing to appreciate the location. The accommodation comprises of:- Lounge/diner, kitchen, two double bedrooms and bathroom. There is gas central heating and UPVC double glazing throughout. To the rear there is an enclosed garden, laid to lawn with patio seating area.

- ✓ TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ SITUATED IN A QUIET CUL DE SAC
- ✓ ENCLOSED REAR GARDEN
- ✓ OFF ROAD PARKING
- ✓ SITUATED IN A DESIRABLE RESIDENTIAL LOCATION

Lounge/Diner

16'0" x 10'11" (4.87m x 3.32m)



Kitchen

9'0" x 5'5" (2.74m x 1.65m)



Bedroom One

13'5" x 7'11" (3.95m x 2.41m)



Bedroom Two

8'7" x 6'10" (2.60m x 2.09m)

Bathroom

6'3" x 6'1" (1.90m x 1.84m)



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 left 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, take the second left onto Bryn Cadno, Bryn Rhyg can be found on the right.

Council Tax Band: "C" (provided on www.voa.gov.uk)

Energy Performance Rating Band "C"

2 Bedroom
Semi Detached
Bungalow

15 Bryn Rhyg
Upper Colwyn Bay
LL29 6DP

£164,950

Reference Number:RP3742
16/06/25

Fletcher & Poole,
Haddon Court, Penrhyn
Avenue
Rhos-on-Sea, LL28 4NH

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

