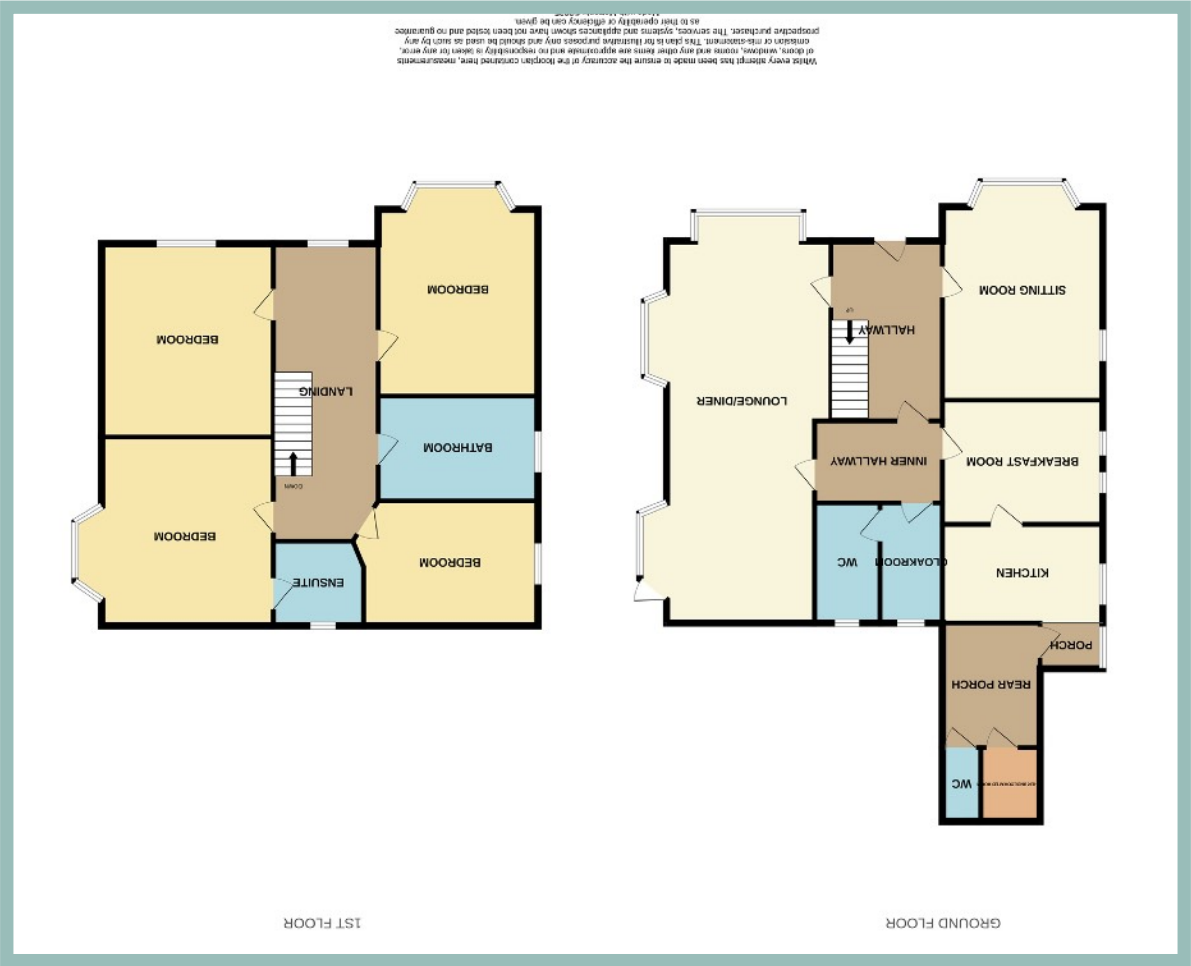


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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.



Marian Bach  
Peulwys Lane  
Old Colwyn  
LL29 8YF



# Substantial Four Bedroom Detached House Enjoying Stunning Sea & Coastal Views

## Descriptio

This substantial four bedroom detached house is set within approximately two acres of land in a semi-rural location on the outskirts of Old Colwyn. From the property there are stunning sea and coastal views towards Colwyn Bay and The Little Orme. The accommodation is light and spacious and holds amazing potential with mature gardens that wrap around the property. Viewing is highly recommended to not only appreciate the size and layout of the rooms but also the grounds and location.

On the ground floor the accommodation comprises of hallway with access to understairs storage, light and spacious lounge/diner with bay windows and access to the garden, sitting room, inner hallway, cloakroom , W.C., breakfast room, kitchen and porch that leads into a further porch with access to a utility room and a W.C. To the first floor there is a large landing, four double bedrooms, the master with an ensuite and a family bathroom. From the bedrooms there are views over the grounds to the coast.

Outside there is a driveway with ample parking and access to a triple garage. The mature garden that wraps around the property has numerous seating areas including a paved area directly off the lounge/diner, a large lawn, variety of plants and shrubs and well established trees with pathways weaving in between. There is also a vegetable garden, greenhouse and log store. There is UPVC double glazing and oil central heating.

- ✓ SUBSTANTIAL FOUR BEDROOM DETACHED HOUSE SET WITHIN APPROXIMATELY TWO ACRES OF LAND
- ✓ SEMI RURAL LOCATION WITH STUNNING SEA AND COASTAL VIEWS
- ✓ LIGHT AND SPACIOUS ACCOMMODATION WITH AMAZING POTENTIAL
- ✓ TRIPLE GARAGE, AMPLE OFF ROAD PARKING, MATURE GARDEN INCLUDING LARGE LAWN, VEGETABLE GARDEN AND WOODLAND
- ✓ MUST BE VIEWED TO APPRECIATE THE POTENTIAL AND LOCATION



4 Bedroom  
Detached House

Marian Bach  
Peulwys Lane  
Old Colwyn  
LL29 8YF

£595,000

Reference Number: RP4007  
16/06/25

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: rhosonseasales@fletcherpoole.com  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)







## 4 Bedroom Detached House

Marian Bach  
**Peulwys Lane**  
**Old Colwyn**  
**LL29 8YF**

**£595,000**

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#### Hallway

4.60m x 2.09m (15'1" x 6'10") Maximum

#### Lounge/Diner

11.08m x 5.01m (36'4" x 16'5") Maximum

#### Sitting Room

5.31m x 3.85m (17'5" x 12'8") Maximum

#### Inner Hallway

2.48m x 2.02m (8'2" x 6'8")

#### Cloakroom

2.78m x 1.11m (9'2" x 3'8")

#### W.C.

2.86m x 1.16m (9'5" x 3'10")

#### Breakfast Room

3.85m x 2.52m (12'8" x 8'3")

#### Kitchen

3.83m x 2.22m (12'7" x 7'4")

#### Rear Porch

1.49m x 1.18m (4'11" x 3'11")

#### Outhouse

3.22m x 2.42m (10'7" x 8'0")

#### Utility

1.91m x 1.61m (6'3" x 5'4")

#### W.C.

1.77m x 0.91m (5'10" x 3'0")

#### Bedroom One

4.83m x 4.71m (15'10" x 15'5") Maximum

#### Ensuite

2.68m x 1.86m (8'10" x 6'2")

#### Bedroom Two

5.38m x 4.20m (17'8" x 13'10")

#### Bedroom Three

4.75m x 4.05m (15'7" x 13'3")

#### Bedroom Four

4.87m x 2.89m (16'0" x 9'6") Maximum

#### Bathroom

4.20m x 2.49m (13'9" x 8'2")





Garage

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5.94m x 5.71m (19’6” x 18’9”)  
5.94m x 4.91m (19’6” x 16’1”)

Location

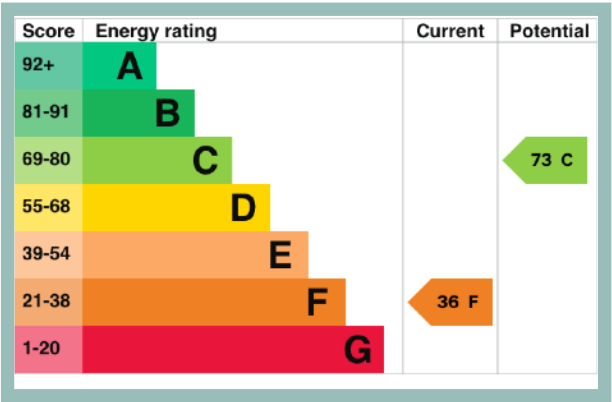
The property is located on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its larger shops is approximately two mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office 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 join the A55 in the direction of Chester leave the A55 at the second junction signposted Old Colwyn and turn right at the end of the slip road and proceed to the roundabout. Turn left at the roundabout onto Abergele Road and continue through Old Colwyn, pass Aldi on the right, fork right onto Llysfaen Road, turn right onto Peulwys Road, turn left onto Peulwys Avenue and first right onto Peulwys Lane.

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

Energy Performance Rating Band F



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