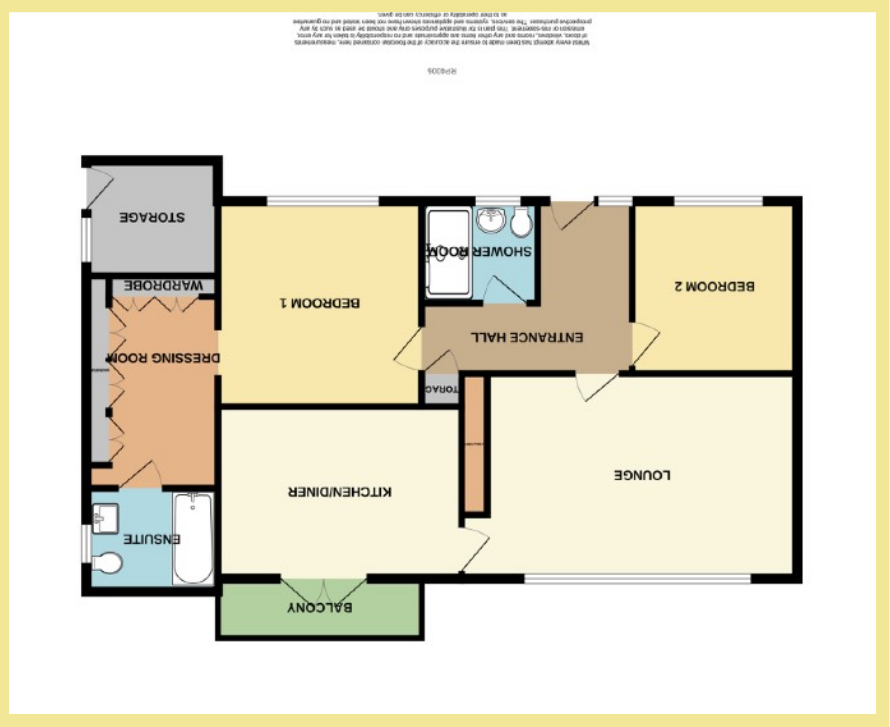


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



8 Llanellian Heights
Old Colwyn
LL29 8YB

Stunning Two Bedroom Detached Bungalow, Elevated With Far Reaching Views Over The Coast & Countryside

Description

A stunning two bedroom detached bungalow situated on the outskirts of Old Colwyn close to local amenities and only a short drive from Colwyn Bay. Elevated with fabulous far reaching views over the coast & countryside. The property has been completely renovated & refurbished to a high standard by the current owners to create a modern contemporary living space. With new resin driveway to the front with off road parking and walled front garden. The enclosed rear garden has been beautifully landscaped with artificial grass for low maintenance, large raised decked balcony for outside dining & entertaining taking in those fabulous views. Inside the property the renovations & upgrades continue:- Entrance hall with built-in storage, spacious lounge with large picture window and media wall with inset feature fireplace, contemporary kitchen with island, granite worktops, instant hot water tap, integrated appliances include:- Dishwasher, microwave, double oven, full sized fridge, full sized freezer and induction hob. There is space for a washing machine & dryer behind the kitchen doors. French doors lead onto a glass surround balcony overlooking the garden. The master suite has a large walk-in dressing room with a range of fitted wardrobes and ensuite bathroom, second double bedroom and shower room. Outside storage space has been created from the garage. The property has been completely renovated to include:- *Complete re-wire, *New central heating system with boiler and radiators, *re-plastered, *New kitchen, *New ensuite bathroom, *New shower room, *New resin driveway, *New UPVC double glazed windows throughout. The loft space is fully boarded with a drop-down ladder. Viewing is essential to appreciate the high standard of finish and fabulous far reaching views this upgraded property has to offer.

- ✓ STUNNING TWO BEDROOM DETACHED BUNGALOW
- ✓ ELEVATED POSITION WITH FAR REACHING VIEWS OVER THE COAST & COUNTRYSIDE
- ✓ FULLY RENOVATED & REFURBISHED TO A HIGH STANDARD
- ✓ LARGE LOUNGE WITH MEDIA WALL
- ✓ CONTEMPORARY KITCHEN
- ✓ MASTER SUITE WITH DRESSING ROOM AND EN-SUITE BATHROOM
- ✓ LANDSCAPED REAR GARDEN WITH BALCONY & RAISED DECKED PATIO SEATING AREA
- ✓ OFF ROAD PARKING ON THE RESIN DRIVE

Hall

3.87m x 1.65m (12’8” x 5’5”)

Lounge

5.88m x 3.61m (19’4” x 11’10”)



Kitchen

3.61m x 3.53m (11’10” x 11’7”)



Balcony

3.53m x 1.17m (11’7” x 3’10”)

Master Bedroom

3.59m x 3.58m (11’10” x 11’9”)

Dressing Room

3.19m x 2.31m (10’6” x 7’7”)

Ensuite Bathroom

2.29m x 1.78m (7’6” x 5’10”)

Bedroom Two

3.00m x 2.88m (9’10” x 9’6”)

Shower Room

2.04m x 1.76m (6’8” x 5’9”)

Outside Store Room

2.30m x 2.00m (7’7” x 6’7”)

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, follow the road past Porth Eirias, turn right towards Old Colwyn, at the roundabout take the second exit onto LLanelian Road, pass the football ground on the right, turn right onto LLanelian Road where LLanelian Heights can be found on the right hand side.

Council Tax Band: “D” (provided on www.voa.gov.uk)

Energy Performance Rating Band “C”

2 Bedroom
Detached
Bungalow

8 Llanelian Heights
Old Colwyn
LL29 8YB

£314,950

Reference Number:RP4006
19/06/25

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

