

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.



Impressive Five Bedroom Detached Family Home Situated In The Sought After Residential Area Of Upper Colwyn Bay

Description.

This impressive five bedroom detached family home is situated in the sought after residential area of Upper Colwyn Bay with easy access to local amenities and schools.

Viewing is highly recommended to appreciate the light and spacious layout, location and gardens of this beautiful family home.

To the front there is ample off road parking with access to the double garage and EV charging point.

The accommodation briefly comprises of:-

Entrance porch, hallway with feature staircase, cloakroom, light and spacious lounge/diner with French doors out onto the patio seating area and enclosed private garden, open plan kitchen/diner/snug with fully fitted kitchen and integrated appliances, utility room with door onto the side garden and access into the integral double garage.

Feature staircase leads to the first floor where there is a spacious landing, master bedroom suite with built in wardrobes, balcony overlooking the garden, ensuite bathroom with separate shower, second bedroom also with ensuite shower room, a further three double bedrooms, one with fitted wardrobes and a family bathroom.

The private enclosed rear garden is tiered and laid to lawn with a variety of well established plants and shrubs and wraps around the property to the side.

There is a paved patio seating area leading directly from the French doors in the lounge which is an ideal spot for outside dining and entertaining.

The property benefits from gas central heating and UPVC double glazing throughout.

The loft is boarded with a drop down ladder.

- ✓ IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME
- ✓ SITUATED IN A MUCH SOUGHT AFTER RESIDENTIAL AREA
- ✓ TIERED GARDENS
- ✓ AMPLE OFF ROAD PARKING
- ✓ INTEGRAL DOUBLE GARAGE
- ✓ MASTER BEDROOM SUITE WITH BALCONY



5 Bedroom
Detached
House

106 Llanrwst Road
Upper Colwyn Bay
LL28 5UT

£574,950

Reference Number: RP3711
29/09/25

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.co
m
web: www.fletcherpoole.com





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Porch

2.02m x 1.44m (6'8" x 4'9")

Hallway

5.32m x 3.19m (17'5"x 10'6")

Cloakroom

Lounge/Diner

7.46m x 3.64m (24'6" x 11'11")

Kitchen/Diner/Snug

7.89m x 4.24m (25'11" x 13'11")

Utility Room

3.15m x 1.45m (10'4" x 4'9")

Master Bedroom Suite

5.68m x 3.28m (18'8" x 10'9")

Balcony

4.50m x 0.96m (14'9"x 3'2")

Ensuite Bathroom

2.48m x 2.07m (8'2" x 6'10")

Bedroom Two

4.45m x 3.24m (14'7" x 10'8")

Ensuite Shower Room

2.61m x 1.09m (8'7" x 3'7")

Bedroom Three

3.14m x 3.09m (10'4" x 10'2")

Bedroom Four

3.02m x 2.91m (9'11"x 9'7")

Bedroom Five

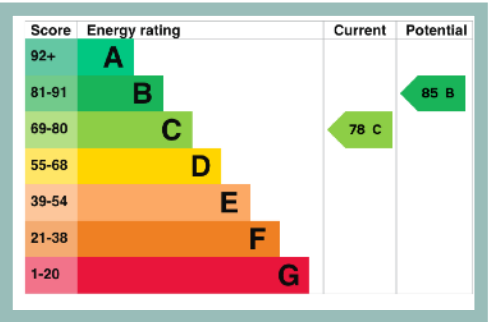
3.06m x 3.14m (10'1" x 10'4")

Bathroom

3.34m x 2.35m (11'0" x 7'9")



Double Garage
6.20m x 5.14m (20'4" x 16'11")



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

Energy Performance Rating Band C

Location

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 towards the Promenade. 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 crossing above the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo. Continue to the top of the hill and bear right onto Pen-y-Bryn Road, continue to the T Junction where you turn right onto LLanrwst Road.

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