



66 Pen Y Bryn Road  
Colwyn Bay LL29 6AG



# 66 Pen Y Bryn Road

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£495,000

A substantial split-level detached character bungalow set within extensive grounds, occupying an elevated position, enjoying far-reaching coastal and countryside views.

Tenure: Freehold - EPC: D - Council Tax F

This well-established family home has been in the same ownership for approximately 40 years and offers spacious, versatile accommodation with considerable potential for modernisation and upgrading. The property retains a wealth of original character and provides an excellent opportunity to create a superb long-term home in a highly desirable setting.

The split-level layout provides flexible living space, ideally suited for a range of purchasers, including those seeking accommodation for a dependent or elderly relative.

Reception hall, spacious lounge with large picture window enjoying outstanding views, dining room, fitted kitchen, inner hall, and bathroom. There are several well-proportioned bedrooms arranged across the split levels, offering adaptable family living.

The property stands within generous, mature grounds comprising lawned terraces, well-stocked borders and areas of natural woodland, creating a private and attractive setting. The gardens enjoy a sunny aspect and provide excellent outdoor space for both relaxation and entertaining. A driveway provides ample off-road parking and leads to an integral garage.



## Location

Situated in a select residential area of Upper Colwyn Bay, the property combines peace and privacy with convenience. It lies within easy reach of Colwyn Bay town centre, the promenade, Rhos-on-Sea and Llandudno. Excellent schools, including Rydal Penrhos, are close by, as well as transport links via the A55 North Wales Expressway.

### Features:

- Elevated position with superb coastal and countryside views
- Substantial plot with terraced gardens and woodland
- Split-level, versatile accommodation
- Integral garage and driveway parking
- Central heating and double glazing
- Tremendous scope for modernisation and enhancement

### The Accommodation Affords:

(Approximate measurements only)

Front Reception / Sun Lounge 17'4" x 9'10" (5.3m x 3.0m)

uPVC double glazed windows overlooking front garden, double panel radiator, uPVC double glazed front door. Timber and glazed door leading through to Reception Hall,

### Reception Hall

Picture rail, double panel radiator. Door and turned staircase leading down to lower ground floor.

Lounge 17'4" (extending to 17'9" into bay) x 12'10" (5.3m (extending to 5.43m into bay) x 3.92m)

Feature uPVC double glazed bay window overlooking rear enjoying extensive views over gardens, towards the sea and the coastal area of Colwyn Bay. Double panel radiator, marble fireplace surround and hearth with coal effect gas fire, TV point.

Dining Kitchen 13'1" x 10'3" (4.0m x 3.14m)

Fitted range of base and wall units with complementary worktops, single drainer sink with mixer tap, integrated double oven, ceramic hob, concealed extractor above, uPVC double glazed window overlooking rear enjoying panoramic views, radiator, built-in cylinder cupboard, doorway to Dining Room.



Dining Room 12'11" x 13'10" (3.95m x 4.23m)

Picture rail, two double panel radiators, uPVC double glazed window overlooking rear enjoying panoramic coastal views, feature fireplace surround with marble inset and hearth. Door and staircase leading up to attic room bedroom.

Bathroom 7'1" x 10'4" (2.17m x 3.16m)

Panelled bath, pedestal wash handbasin, low level w.c. shower enclosure, two radiators, wall tiling, mirror, double glazed window to side elevation.

Bedroom 1 13'10" x 12'8" (4.23m x 3.87m)

uPVC double glazed window overlooking front of property, double panel radiator, picture rail.

Bedroom 2

Double panel radiator, uPVC double glazed window overlooking front, picture rail.

Attic Bedroom 15'5" x 10'5" (4.72m x 3.2m)

uPVC double glazed window overlooking rear enjoying extensive views. Built-in eaves storage cupboards, double panel radiator.

Hallway

Built-in linen cupboard with sliding doors, shelving, double glazed door leading to rear of property.

Lounge 18'8" x 9'10" maximum (5.7m x 3.0m maximum )

'L' shaped; double glazed door and window to outside, double panel radiator.

Bedroom 12'9" x 7'5" (3.91m x 2.28m)

Double panel radiator, uPVC double glazed side window, sealed unit double glazed window to rear.

Bathroom 10'6" x 6'5" (3.22m x 1.97m)

Fully tiled walls, panelled bath, pedestal wash handbasin, low level w.c. double panel radiator, double glazed window to rear.

Integral Car Garage 21'0" x 14'0" (6.41m x 4.28m)

Wall mounted Worcester combi boiler, double drainer sink, plumbing for automatic washing machine and space for dryer, space for fridge/freezer, timber and glazed window to side elevation.



## Outside

The property stands within generous, mature grounds comprising lawned terraces, well-stocked borders and areas of natural woodland, creating a private and attractive setting. The gardens enjoy a sunny aspect and provide excellent outdoor space for both relaxation and entertaining.

A driveway provides ample off-road parking and leads to an integral garage.

## Services

Mains water, electric, gas and septic tank.

## Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

## Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

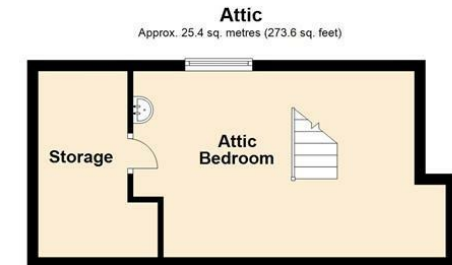
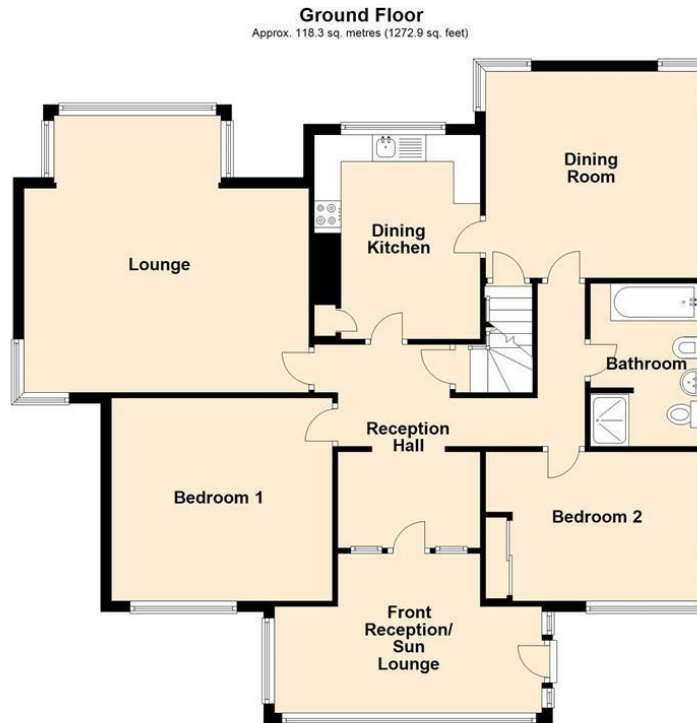
## Council Tax

## Directions

Proceed from Colwyn Bay up Kings Road to Colwyn Heights, turn left at the top of Kings Road and follow Pen Y Bryn Road and the property will be viewed immediately on the left hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 203.5 sq. metres (2190.8 sq. feet)

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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