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www.fletcherpoole.com



49 Bryn Celyn  
Upper Colwyn Bay  
LL29 6DH



# Well Presented Two Bedroom Semi Detached House Situated In A Sought After Location & Close To Local Amenities

## Description

A well-presented two bedroom semi detached house situated in the popular Colwyn heights which is close to the local amenities including the convenience store, Pen Y Bryn Pub and schools. This well-maintained property benefits from a new kitchen with Oak effect worktops and metro tiled splash backs, a new combination boiler within the last two years, and internal oak doors. Also benefitting from UPVC double glazing and gas CH, viewing is Highly recommended to appreciate the presentation throughout, new kitchen and location.

The accommodation briefly comprises, hallway, good sized lounge with oak effect laminate flooring, kitchen/diner with access to the rear garden and a spacious cupboard under the stairs. Upstairs there is a landing with a window to the side aspect, large master bedroom with distant sea views and two built in cupboards, a second single bedroom and modern contemporary family bathroom.

Outside to the front is off road parking for around three cars, with access to a garden room with double doors for additional storage, laid to lawn with hedged borders. The sunny rear garden is enclosed with fenced borders and laid to decking with access to a good-sized summerhouse.

- ✓ WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ NEW MODERN KITCHEN & COMBINATION BOILER
- ✓ SUNNY REAR GARDEN WITH DECKING
- ✓ OFF ROAD PARKING WITH LARGE GARDEN ROOM

## Lounge

4.33m x 3.20m (14'3" x 10'6")



## Kitchen/Diner

4.23m x 2.10m (13'11" x 6'11")



## Hallway

1.41m x 0.99m (4'7" x 3'3")

## Cupboard

2.10m x 0.88m (6'11" x 2'11")

## Bedroom One

3.45m x 3.26m (11'4" x 10'8")



## Wardrobe One

0.81m x 0.79m (2'8" x 2'7")

## Bedroom Two

2.96m x 2.30m (9'9" x 7'7")

## Wardrobe Two

0.90m x 0.71m (3'0" x 2'4")

## Bathroom

1.99m x 1.86m (6'7" x 6'2")

## Shed

2.04m x 2.02m (6'8" x 6'7")

## Garden Store

4.15m x 1.88m (13'8" x 6'2")

## Location

Located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school, shops and the Pen Y Bryn Pub. 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 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 immediately left then sharp right onto St Andrews Road, take the second left into Bryn Cadno and first right onto Bryn Celyn, No 49 can be found on the second left on the right hand side.

Council Tax Band: "C" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band "D"

2 Bedroom  
Semi Detached  
House

49 Bryn Celyn  
Upper Colwyn Bay  
LL29 6DH

£174,950

Reduced From £189,950

Reference Number:RP3944  
25/04/2025

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](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

