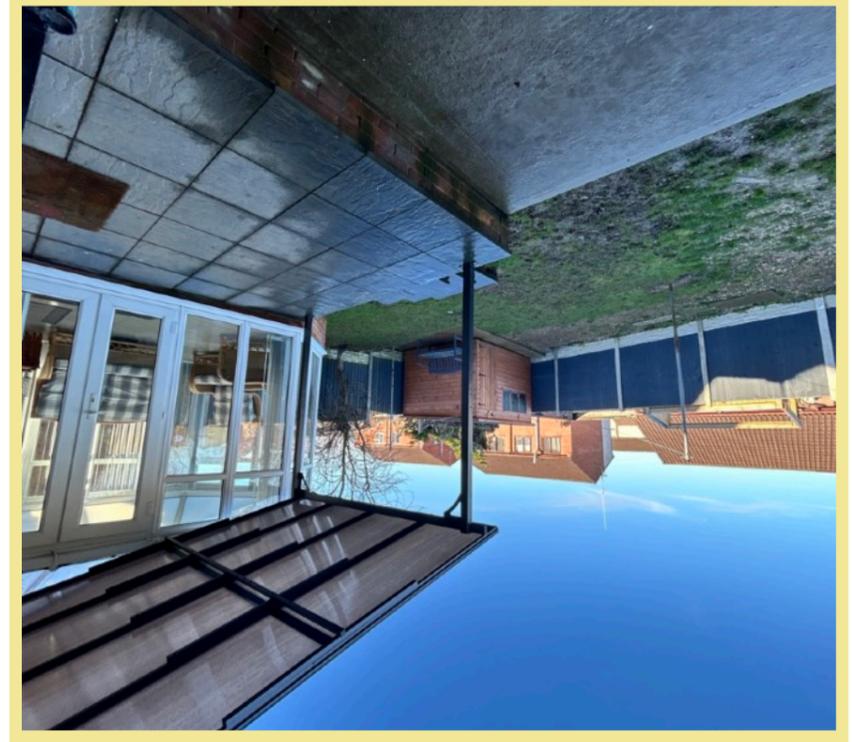


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



70 Bryn Cadno  
Upper Colwyn Bay  
LL29 6DW

# Two Bedroom Detached Bungalow Recently Renovated & Situated In A Sought After Residential Area

## Description

This two bedroom detached bungalow is situated in the sought after residential area of Upper Colwyn Bay. Close to the local school, shops and popular public house. A short drive to Colwyn Bay & Rhos on Sea for further amenities, promenade & beach.

Fully renovated & refurbished by the current owners to include:- New boiler with modern radiators installed throughout, new fitted kitchen and shower room, LED downlighters in each room, built-in wardrobe created in Bedroom 1, open-plan lounge/diner created making a good size living space. In the loft a walkway has been created through the middle with insulation, lighting & power with loft ladder. Redecorated throughout. Outside to the front there is off-road parking on the driveway at the side and low maintenance garden. The rear, enclosed garden is still in the process of being refurbished but has already undergone new fenced borders, wooden tool shed, a fenced-off area for the bins and raised patio seating area has been created with a pergola to give cover. The property benefits from solar panels which reduce electricity costs, gas central heating and UPVC double glazed windows and doors. Viewing is recommended to appreciate the renovations that have taken place and the popular & convenient location this detached bungalow offers. The accommodation comprises of:- Entrance at the side of the property, kitchen with modern fitted kitchen and integrated appliances to include:- Oven, extractor hood, 5 burner gas hob with "wok burner" and dishwasher. space for fridge freezer, utility area with space & plumbing for a washing machine, tumble dryer and under-counter fridge, spacious open-plan lounge/diner with sliding doors into the conservatory, bedroom 1 with built-in wardrobe, bedroom 2 with French door onto the covered patio seating area and modern shower room

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ RECENTLY RENOVATED & REFURBISHED
- ✓ BENEFITS FROM SOLAR PANELS WHICH REDUCE ENERGY COSTS
- ✓ OFF-ROAD PARKING
- ✓ ENCLOSED REAR GARDEN WITH COVERED PATIO SEATING AREA
- ✓ OPEN-PLAN LOUNGE/DINER
- ✓ SITUATED IN A POPULAR RESIDENTIAL AREA

## Kitchen

2.94m x 2.31m (9'8" x 7'7")



## Utility Area

3.10m x 2.36m (10'2" x 7'9")

## Lounge/Diner

6.11m x 3.50m (20'1" x 11'6")

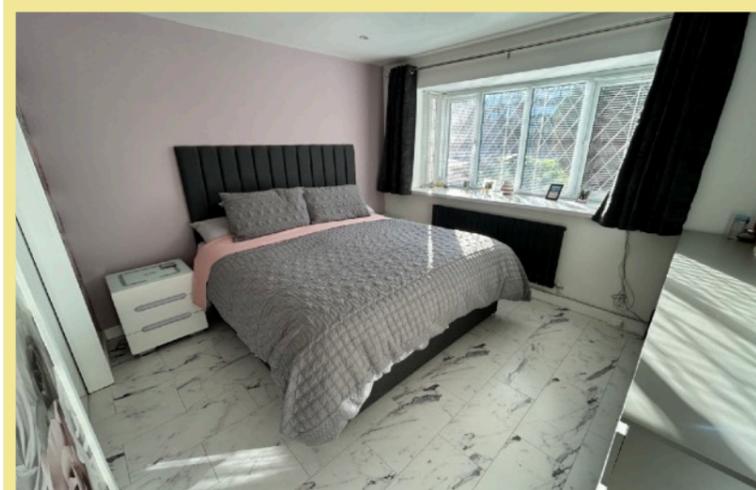


## Conservatory

3.36m x 2.94m (11'0" x 9'8")

## Bedroom One

4.07m x 3.49m (13'4" x 11'6")



## Bedroom Two

3.24m x 2.65m (10'8" x 8'9")

## Shower Room

2.36m x 1.67m (7'9" x 5'6")

## Location

The property is 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 right towards the Promenade, 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 left then sharp right onto St Andrews Road and take the second left into Bryn Cadno.

Council Tax Band: D  
Energy Performance Rating Band: C

## 2 Bedroom Detached Bungalow

70 Bryn Cadno  
Upper Colwyn Bay  
LL29 6DW

£269,950

Reference Number: RP4184  
20/01/26

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)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		