

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

Fletcher & Poole
DIAMOND COLLECTION



Upalong
39 Pen Y Bryn Road
Upper Colwyn Bay
LL29 6AG



Spacious & Well Planned Three Bedroom Detached Bungalow With Far Reaching Sea Views Situated In A Highly Desirable Residential Area

Description

This spacious & well planned three bedroom detached bungalow is elevated and so enjoys far reaching sea views from the front aspect. Situated in the highly desirable residential area of Upper Colwyn Bay with it's local school, shops and popular public house.

A short drive from both Colwyn Bay & Rhos on Sea for further amenities.

To the front is a tarmac driveway with substantial off-road parking, lawned garden and access into the garage sited under the house.

The large enclosed rear garden has fenced & hedged borders. Laid to lawn with a variety of well established trees, plants & shrubs. Summerhouse & greenhouse with a vegetable plot.

There is a paved patio seating area leading out from the kitchen/diner which is a lovely spot for outside dining & entertaining.

Early viewing is recommended to appreciate the spacious layout, popular location and views.

The accommodation comprises of:-

Entrance porch, hallway with built-in storage, light & spacious lounge with feature fireplace, large picture window taking in those far reaching sea views and French doors into the dining room.

Modern open-plan kitchen/diner with integrated appliances to include:-dishwasher, fridge/freezer, double oven, induction hob and hood. Space & plumbing for a washing machine. French doors lead into the dining room and out onto the patio.

Three double bedrooms, one with a range of fitted wardrobes, bathroom and separate shower room.

The loft is part-boarded with a drop-down ladder and has potential for conversion (subject to planning permission)

The property benefits from UPVC double glazed windows & doors and gas central heating.

- ✓THREE BEDROOM DETACHED BUNGALOW
- ✓FAR REACHING SEA VIEWS
- ✓SUBSTANTIAL OFF-ROAD PARKING
- ✓ENCLOSED REAR GARDEN WITH SUMMER HOUSE, GREENHOUSE & PATIO SEATING AREA
- ✓GARAGE
- ✓SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA



Three Bedroom Detached Bungalow

Upalong
39 Pen Y Bryn Road
Upper Colwyn Bay
LL29 6AG

£439,950

REDUCED FROM £449,950

Reference Number: RP4128
16/10/25

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: rhosonsea@fletcherpoole.com
m
web: www.fletcherpoole.com





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Porch

5'7" x 3'8" (1.69m x 1.10m)

Lounge

17'11" x 12'8" (5.47m x 3.85m)

Kitchen/Diner

19'10" x 10'9" (6.05m x 3.27m)

Dining Room

19'0" x 9'11" (5.79m x 3.01m)

Bedroom One

13'9" x 12'11" (4.19m x 3.94m)

Bedroom Two

13'11" x 9'11" (4.24m x 3.01m)

Bedroom Three

9'9" x 8'6" (2.96m x 2.58m)

Bathroom

8'4" x 7'6" (2.54m x 2.28m)

Shower Room

4'10" x 2'11" (1.46m x 0.89m)

Garage

19'4" x 16'4" (5.88m x 4.97m)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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 up the hill, turn left at the top onto Pen Y Bryn Road.

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

Energy Performance Rating Band D

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