

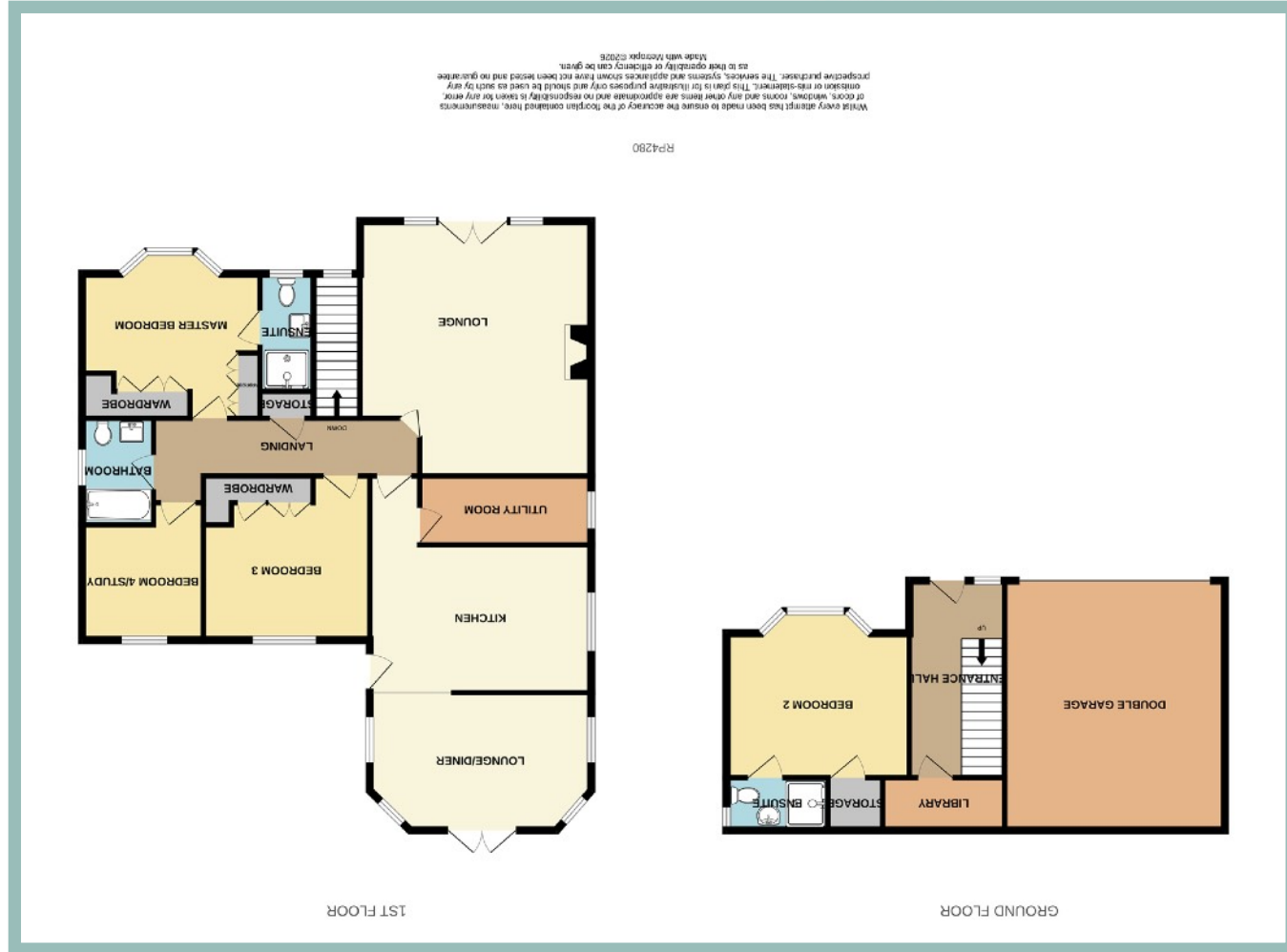
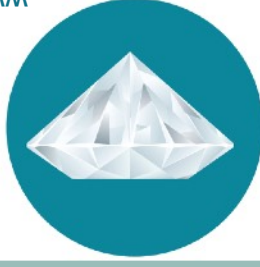
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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.

[www.fletcherpoole.com](http://www.fletcherpoole.com)

**Fletcher & Poole**  
DIAMOND COLLECTION



5 Eirias View  
Colwyn Bay  
Conwy  
LL29 8RW



**IMMACULATE FOUR BEDROOM SPLIT-LEVEL DETACHED FAMILY HOUSE WITH WRAP-AROUND GARDENS AND SUBSTANTIAL OFF-ROAD PARKING. SITUATED IN A CONVENIENT RESIDENTIAL AREA**

**Description**

“5 Eirias View” is an immaculate four bedroom split-level detached family home. Occupying a quiet corner plot with beautiful wrap-around gardens on a popular & convenient residential development in Colwyn Bay. Walking distance to the local schools, shops & other amenities.

A short drive to the promenade & beach.

To the front there is substantial off-road parking on the block-paved driveway with access into the double garage which has electric doors. The gardens wrap-around the property and are lawned with hedged borders and an abundance of trees, plants & shrubs.

There is a lovely paved patio seating area with “arctic spas” hot tub under a pergola which creates a relaxing space for outside dining & entertaining. Garden shed & space for a greenhouse.

The accommodation comprises of:- Entrance front door on the ground floor into a hallway with bespoke under stairs storage cupboards and library space, bedroom 2 with bay window, built-in storage and ensuite shower room.

Stairs lead up to the first floor landing which has built-in storage, light & spacious lounge with Juliette balcony and feature “ Michael Miller” Asencio remote control log effect gas fire, utility room, kitchen with breakfast bar and integrated appliances to include:-

NEFF “hide & slide” oven with internet connectivity, NEFF combination/microwave, NEFF warming drawer, NEFF induction hob & extractor, fridge/freezer and dishwasher.

The kitchen opens into the dining room/lounge which has windows on every wall and French doors into the garden, so is bathed in light making it a wonderful place to sit, read & relax.

Master bedroom with a range of fitted wardrobes and en-suite shower room, a further two double bedrooms- one with fitted wardrobes and the other currently used as an office, family bathroom.

The property benefits from solar panels with “feed in tariff” (£1007 has been received back in the last 12 months), gas central heating with new (July 2025) Worcester Bosch Greenstar Highflow 440 boiler with “HIVE” connectivity and UPVC double glazed windows & doors.

Viewing is highly recommended to appreciate this lovely family home, it’s beautiful gardens and convenient location.

- ✓ FOUR BEDROOM SPLIT-LEVEL DETACHED FAMILY HOUSE
- ✓ SUBSTANTIAL OFF-ROAD PARKING ON THE BLOCK-PAVED DRIVEWAY
- ✓ DOUBLE GARAGE WITH ELECTRIC DOORS
- ✓ BEAUTIFUL WRAP-AROUND GARDENS
- ✓ WALKING DISTANCE TO THE LOCAL SCHOOLS, SHOPS & OTHER AMENITIES
- ✓ FREEHOLD

4 Bedroom Detached Home

5 Eirias View  
Colwyn Bay  
Conwy  
LL29 8RW

**£495,000**

Reference Number: RP4280  
28/04/2026

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: [rhos@fletcherpoole.com](mailto:rhos@fletcherpoole.com)

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





4 Bedroom Detached Home

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## GROUND FLOOR

### Entrance Hall

4.38m x 2.10m (14' 4" x 6' 11")

### Storage (Library)

2.71m x 0.89m (8' 11" x 2' 11")

### Bedroom Two

4.02m x 3.68m (13' 2" x 12' 1")

### Ensuite

2.24m x 1.18m (7' 4" x 3' 10")

### Double Garage

5.25m x 4.88m (17' 3" x 16')



### Utility Room

3.77m x 1.53m (12' 4" x 5')

### Master Bedroom

3.96m x 3.57m (13' x 11' 9")

### Ensuite

2.59m x 1.16m (8' 6" x 3' 10")

### Bedroom Three

3.68m x 3.65m (12' 1" x 11' 11")

### Bedroom Four/Office

3.09m x 2.71m (10' 2" x 8' 11")

### Bathroom

2.34m x 1.68m (7' 8" x 5' 6")

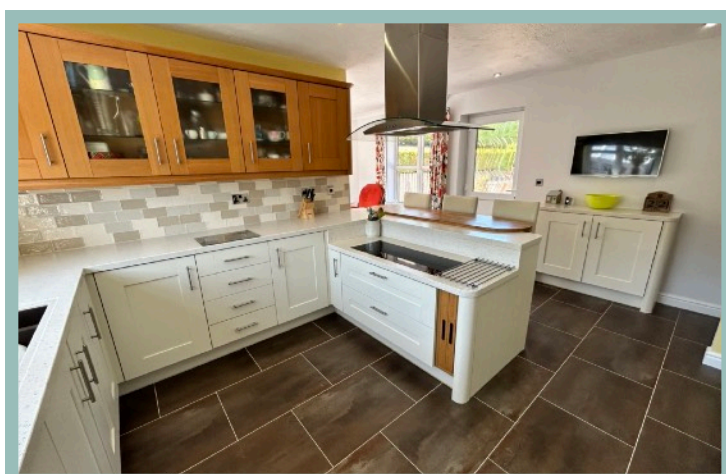
## FIRST FLOOR

### Lounge

5.73m x 5.11m (18' 9" x 16' 9")

### Kitchen/Diner

4.83m x 3.27m (15' 10" x 10' 9")



## Location

Situated close to Colwyn Bay and Llandudno which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

## Directions

From our Rhos On Sea office turn right onto the promenade. Turn right by The Toad public house, at the crossroads continue access, turn left at the mini roundabout onto Conway Road. Continue through Colwyn Bay. Opposite Eirias Park turn right at the mini roundabout onto Gross Road. Turn right onto Glyn Avenue, continue onto Valley Road, Eirias View is the cul-de-sac on your left.

Council Tax Band: F

Tenure: Freehold

Energy Performance Rating Band B

Agent Notes: THE "STANNAH" STAIRLIFT CAN EITHER BE LEFT "IN SITU" FOR AN ADDITIONAL £400 OR REMOVED

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

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