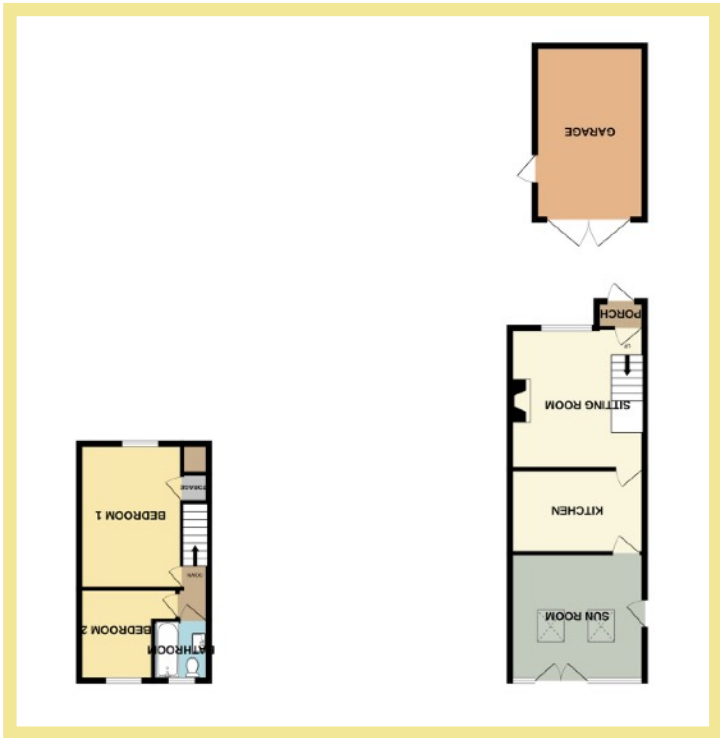


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



2 Bryn Hyfryd Cottages
Hafodty Lane
Upper Colwyn Bay
LL28 5YN



Two Bedroom Mid Terrace Cottage Full Of Character & Charm with Large Garden & Detached Garage Situated In A Sought After Area

Description

No:2 Bryn Hyfryd Cottage is a cosy mid terrace full of character & charm. Situated in the highly desirable residential location of Upper Colwyn Bay. Surrounded by countryside walks, a popular local pub and school. A short drive to Colwyn Bay for further amenities. The cottage has a beautiful large and private garden – laid to lawn with well established trees, plants & shrubs. A “gin palace” and seating area for outside dining & entertaining. Detached garage & garden shed all to the front of the property. To the rear there is a paved courtyard garden. Early viewing is recommended to appreciate this lovely cottage and all it has to offer. The accommodation comprises of:- Covered entrance porch, lounge with feature multi-fuel burner, country style wooden fitted kitchen, spacious sunroom with 2 skylights which fill the room with light and French doors out into the courtyard garden. Stairs in the lounge lead up to two double bedrooms and bathroom. The cottage has electric storage heaters and UPVC double glazed windows throughout.

- ✓ TWO BEDROOM MID TERRACE COTTAGE FULL OF CHARACTER & CHARM
- ✓ LARGE ENCLOSED GARDEN TO THE FRONT
- ✓ ENCLOSED COURTYARD GARDEN TO THE REAR
- ✓ DETACHED GARAGE
- ✓ SITUATED IN A HIGHLY DESIRABLE AREA
- ✓ NO CHAIN

Lounge

3.96m x 3.80m (13'0" x 12'6")



Kitchen

3.80m x 2.39m (12'6" x 7'10")



Sunroom

3.94m x 3.59m (12'11" x 11'10")



Bedroom One

4.01m x 3.02m (13'2" x 9'11")



Bedroom Two

2.60m x 2.04m (8'6" x 6'8")

Bathroom

1.68m x 1.59m (5'6" x 5'3")

Garage

4.89m x 3.08m (16'1" x 10'1")

Location

The property is located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school, pub 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 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 bear right onto Pen Y Bryn Road, at the T Junction turn left onto LLanrwst Road, Hafodty Lane can be found fifth turning on the right where Bryn Hyfryd Cottages can be found on the right hand side.

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

2 Bedroom Mid Terrace Cottage

2 Bryn Hyfryd Cottages
Hafodty Lane
Upper Colwyn Bay
LL28 5YN

NO CHAIN

£229,950

REDUCED FROM £239,950

Reference Number:RP4116
29/09/25

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com



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