

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 traveling some distance to view the property.



Copthorn Fell
7 Copthorn Road
Upper Colwyn bay
Conwy
LL28 5YP



SPACIOUS THREE BEDROOM DETACHED BUNGALOW SITUATED IN A HIGHLY DESIRABLE AREA WITH EXTENSIVE WRAP-AROUND GARDENS

Description

"Cophthorn Fell" is a light, spacious & well-planned three bedroom detached bungalow. Set in beautiful wrap-around gardens on a large plot on the highly desirable Cophthorn Road. In a sought after residential area of Upper Colwyn Bay.

A short drive to the amenities of both Colwyn Bay & Rhos on Sea. Including shops, schools, promenade & beach.

The property is set back from the road with a driveway approach & substantial off-road parking. Extensive lawned gardens to the left wrap-around the property with various seating areas, a covered terrace and abundance of mature trees, plants & shrubs. The rear gardens are private with hedged borders, greenhouse & garden shed.

A composite decked patio seating area creates the perfect spot for outside dining & entertaining. The integral garage can be accessed from the front & rear of the bungalow.

The accommodation comprises of:- Impressive glass & wooden entrance porch, shower room & access into the garage, bright & spacious hallway, kitchen/dining room with traditional style fitted units and integrated appliances to include:-dishwasher, fridge, "cuisine master" range cooker and extractor. French doors in the dining room lead out onto a terrace in the gardens, lounge with feature fireplace, picture windows with far reaching sea views and doors into the conservatory. The conservatory is a good size and has patio doors out onto the composite decked terrace in the garden.

There are three double bedrooms-two with a range of fitted wardrobes and another shower room at this end of the bungalow.

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

Early viewing is recommended to appreciate this well-planned, spacious bungalow, it's extensive gardens and highly desirable location.

- ✓ WELL-PLANNED THREE BEDROOM DETACHED BUNGALOW
- ✓ EXTENSIVE WRAP-AROUND GARDENS, GREENHOUSE AND GARDEN SHED
- ✓ INTEGRAL GARAGE
- ✓ SUBSTANTIAL OFF-ROAD PARKING
- ✓ PRIVATE DRIVEWAY
- ✓ SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA
- ✓ NO CHAIN

3 Bedroom Detached Bungalow

Cophthorn Fell
7 Cophthorn Road
Upper Colwyn Bay
Conwy
LL28 5YP

**OFFERS IN THE REGION OF
£560,000**

REDUCED FROM £595,000

Reference Number: **RP4242**
25/3/26

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

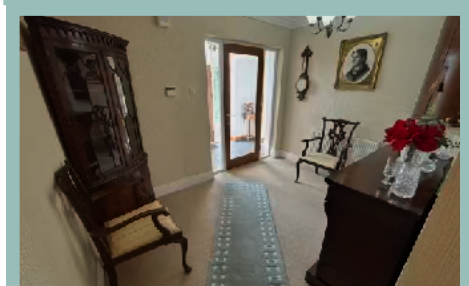
Valuation

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
web: www.fletcherpoole.com





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Porch

3.30m x 1.54m (10' 10" x 5' 1")

Hallway

7.87m x 3.32m (25' 10" x 10' 11")

Shower Room

2.66m x 1.77m (8' 9" x 5' 10")

Lounge

5.58m x 5.46m (18' 3" x 17' 11")

Conservatory

3.83m x 2.89m (12' 7" x 9' 6")

Kitchen/Dining Room

6.34m x 4.08m (20' 9" x 13' 5")

Bedroom One

4.27m x 3.46m (14' x 11' 4")

Bedroom Two

4.03m x 3.49m (13' 3" x 11' 5")

Bedroom Three

3.46m x 3.10m (11' 4" x 10' 2")

Second Shower Room

2.30m x 1.79m (7' 7" x 5' 10")

Garage

6.60m x 5.12m (21' 8" x 16' 10")

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.

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, at the top of the hill bear right onto Pen Y Bryn Road, at the T Junction turn left onto Llanrwst Road, Copthorn Road is the second turn on the right.

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

Tenure: Freehold

Energy Performance Rating Band: D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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