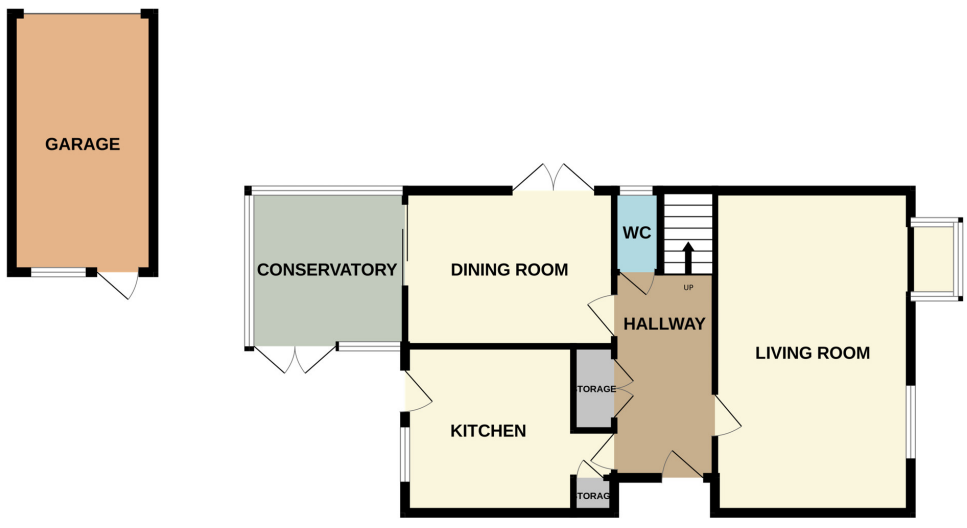
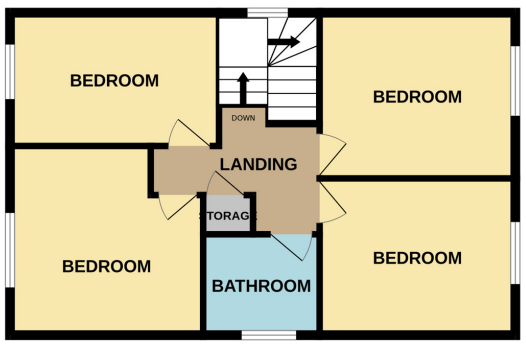


8 Bryn Cadno
Upper Colwyn Bay
Conwy
LL29 6DW

GROUND FLOOR



1ST FLOOR



RP 4327

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

SPACIOUS FOUR BEDROOM DETACHED HOUSE

Description

This four bedroom detached family home is ideally located in the highly sought-after residential area of Colwyn Heights, conveniently close to local shops, Pen Y Bryn School, and the popular Pen Y Bryn pub. The property is just a short drive from Colwyn Bay promenade, beach, and a range of additional amenities.
The property benefits from UPVC double glazing, gas central heating, and has been tastefully updated with a modern kitchen and family bathroom.
Viewing is highly recommended to fully appreciate the spacious accommodation, desirable location, and distant sea views.
The accommodation briefly comprises of: entrance hallway with built-in storage, a light and spacious lounge featuring a bay window and fireplace a modern fitted kitchen with integrated appliances including a dishwasher, double oven, induction hob, and extractor hood. There is also space and plumbing for a washing machine, along with doors leading out to the rear garden. A separate dining room offers French doors onto a garden sitting area and sliding doors into a conservatory, creating a lovely flow for family living and entertaining.
To the first floor, there are four double bedrooms and a contemporary family bathroom.
Externally, the front of the property offers off-road parking via a driveway, along with a separate drive leading to a detached garage. The enclosed rear garden is private and mainly laid to lawn, with fenced and hedged boundaries, as well as a decked seating area accessible from both the conservatory and kitchen.

- ✓ SPACIOUS FOUR BEDROOM DETACHED HOUSE SITUATED ON A GENEROUS SIZED CORNER PLOT
- ✓ CONVENIENT LOCATION, CLOSE TO AMENITIES & SCHOOLS
- ✓ NEW MODERN KITCHEN & BATHROOM
- ✓ ENCLOSED REAR GARDEN
- ✓ NO CHAIN
- ✓ FREEHOLD

Lounge

19’ 5” x 11’ 10” (5.91m x 3.60m)



Dining Room

12’ 11” x 8’ 11” (3.93m x 2.72m)

Kitchen

12’ 11” x 10’ 2” (3.93m x 3.09m)



Conservatory

9’ 10” x 9’ 10” (3m x 3m)

W.C

4’ 11” x 2’ 10” (1.50m x 0.87m)

Bedroom One

12’ 1” x 11’ 11” (3.69m x 3.62m)



Bedroom Two

11’ 11” x 9’ 11” (3.63m x 3.03m)



Bedroom Three

11’ 11” x 9’ 2” (3.63m x 2.80m)

Bedroom Four

13’ x 6’ 11” (3.97m x 2.12m)

Bathroom

7’ x 6’ 1” (2.14m x 1.85m)

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 where the property can be found on the right hand side on the corner of Bryn Celyn.

Council Tax Band: E (provided on www.voa.gov.uk)
Energy Performance Rating Band: TBC
Tenure: Freehold.

4 Bedroom Detached House

8 Bryn Cadno
Upper Colwyn Bay
Conwy
LL29 6DW
NO CHAIN

£339,950

REDUCED FROM £349,950

Reference Number:RP4327
08/06/26

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos on Sea, Conwy, 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
web: www.fletcherpoole.com









