

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



7 Troon Way
Upper Colwyn Bay
LL29 6AW

Beautifully Appointed Four Bedroom Detached Family House House Situated In A Highly Desirable Residential Location Close To Local Amenities

Description

Light & spacious with a well planned layout this beautifully appointed four bedroom detached family home is designed for modern family living.

Situated in a quiet, highly desirable residential area . Close to the local shops, well regarded junior school and other amenities. A short drive to Colwyn Bay, the promenade & beachfront. The current owners have undergone a series of refurbishments to a high standard throughout the inside & outside to create a modern & contemporary living space- "A perfect family home". To the rear the private enclosed garden has been completely re-landscaped in 2024 . Fenced & hedged borders surround a stone paving terrace, raised lawned area for play and a decked seating area with an additional patio seating area tucked in the corner-both perfect places for outside dining & entertaining.

But the "star of the show" is the outdoor garden studio/ office (soundproofed in 2021) which has full power and WIFI is an ideal space to run a business/work from home. This outdoor office can be accessed via the side of the property without having to enter the house. Outside to the front is lawned enclosed by a pretty picket fence and off road parking on the driveway to the side.

The accommodation includes:- Entrance porch, hallway with built-in storage, downstairs w.c, light & spacious lounge/diner which runs the width of the house with tri-fold sliding doors into the garden and feature fireplace, modern fitted kitchen with integrated appliances to include:- Dishwasher, fridge freezer, double oven, microwave and induction hob with extraction hood. Utility room with space & plumbing for a washing machine & dryer, storage area/pantry and door into the garden. Bedroom 4/office and a downstairs shower room.

Stairs in the hallway lead up to 3 further double bedrooms, one with a range of fitted wardrobes, the other 2 with built-in cupboards and a family bathroom. The whole property is bathed in natural light & benefits from gas central heating and UPVC double glazed windows throughout.

We strongly recommend early viewing to appreciate all this modern family home has to offer.

- ✓ BEAUTIFULLY APPOINTED FOUR BEDROOM DETACHED FAMILY HOUSE
- ✓ SITUATED IN A HIGHLY DESIRABLE, QUIET RESIDENTIAL AREA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOL & OTHER AMENITIES
- ✓ OUTDOOR GARDEN STUDIO/ OFFICE – AN IDEAL SPACE TO RUN A BUSINESS/WORK FROM HOME
- ✓ OFF ROAD PARKING
- ✓ LANDSCAPED REAR GARDEN WITH PATIO SEATING AREAS
- ✓ REFURBISHED TO A HIGH STANDARD CREATING A MODERN & CONTEMPORARY FAMILY LIVING SPACE

Four Bedroom
Detached House

7 Troon Way
Upper Colwyn Bay
LL29 6AW

£374,950

Reference Number: RP4093
9/4/2026

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: rhosonseal@fletcherpoole.co
m
web: www.fletcherpoole.com



Four Bedroom Detached House

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Hallway

12' 5" x 7' 9" (3.78m x 2.35m)

W.C.

4' 4" x 2' 8" (1.33m x 0.81m)

Lounge/Diner

23' 8" x 11' 9" (7.21m x 3.58m)

Kitchen

10' 9" x 8' 10" (3.26m x 2.69m)

Utility Room

9' 2" x 6' 2" (2.80m x 1.87m)

Bedroom Four/Office

10' 9" x 9' 3" (3.26m x 2.82m)

Shower Room

9' 2" x 6' 7" (2.80m x 1.99m)

Bedroom One

14' 5" x 11' 11" (4.39m x 3.63m)

Bedroom Two

17' 6" x 19' 4" (5.34m x 2.84m)

Bedroom Three

9' 2" x 7' 8" (2.78m x 2.32m)

Bathroom

8' 10" x 4' 11" (2.69m x 1.49m)



Four Bedroom Detached Family House Situated In A Highly Desirable Residential Location

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Outdoor Studio/Office

16'7" x 15'11" (5.04m x 4.84m)

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, 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, turn left onto Troon Way.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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

Energy Performance Rating Band D

