

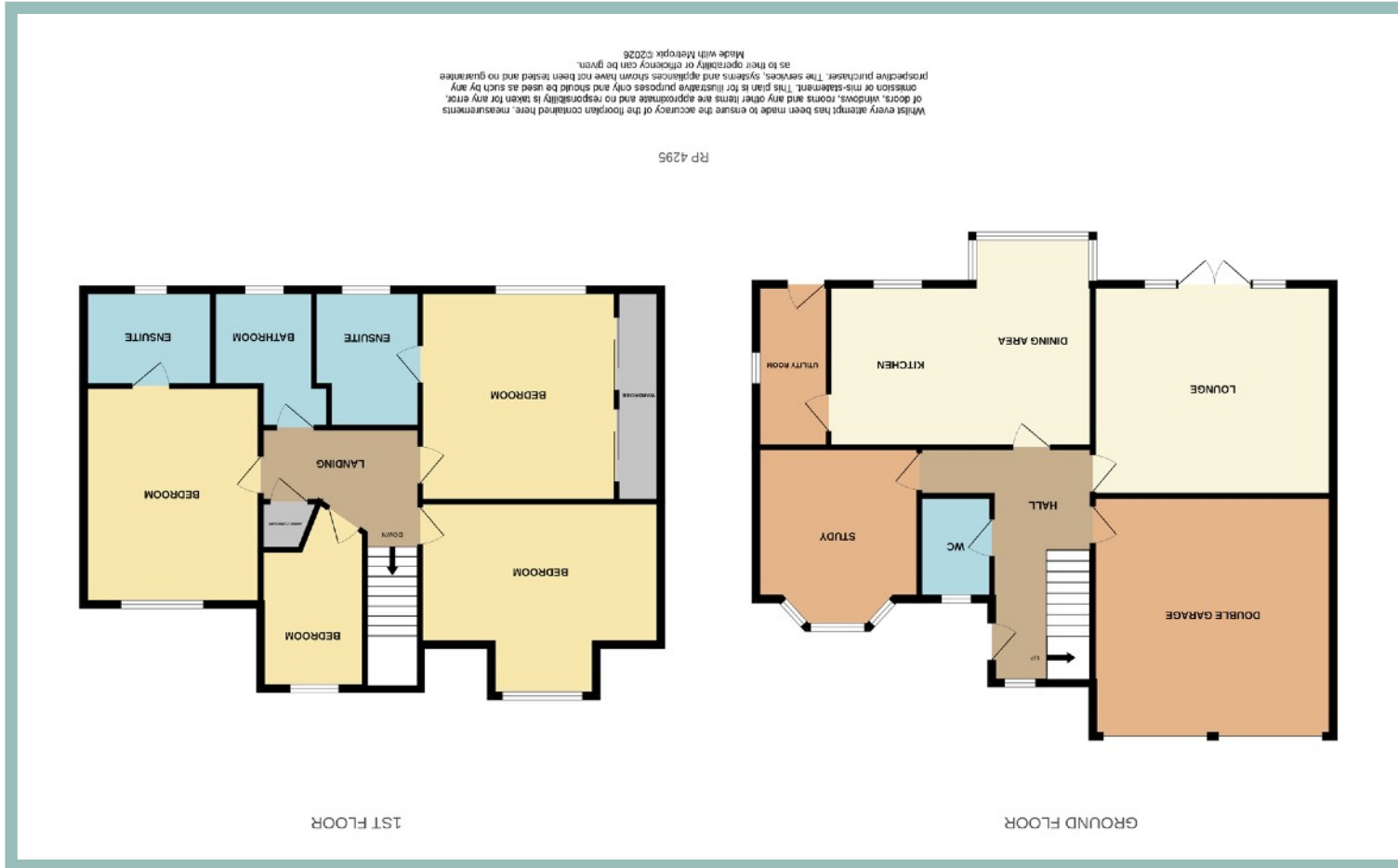
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



30 Gwynant  
Old Colwyn  
Conwy  
LL29 9NJ



## IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE

### Description

This immaculately presented modern four bedroom detached house is situated in a sought after residential area close to the amenities of Old Colwyn.

The well maintained property offers light and spacious accommodation and viewing is recommended to appreciate all that it has to offer, which includes two reception rooms and four double bedrooms.

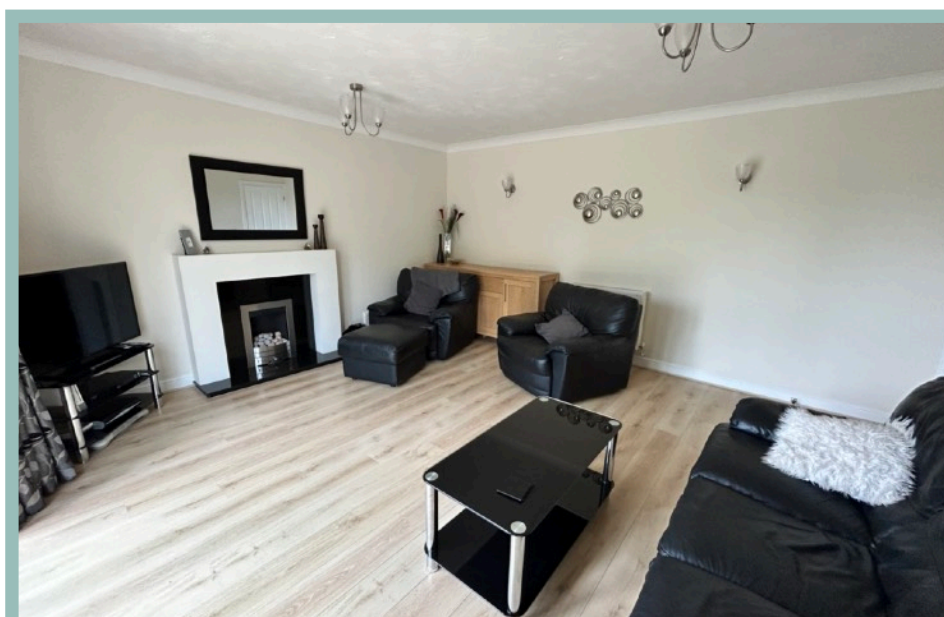
Located in a quiet cul de sac there is off road parking to the front of the house and access to a double garage. The good size rear garden benefits from the afternoon and evening sunshine and is landscaped with a large decked seating area directly off the property with a remote controlled awning, a lawn and a further seating area tucked away in the corner.

The accommodation on the ground floor comprises of hallway, W.C., light and spacious lounge, a further reception room currently being used as a study and music room, large kitchen/diner with access to the garden via French doors and a utility room.

To the first floor there is a landing with access to the loft via a pull down ladder, four double bedrooms and a family bathroom. Two of the bedrooms have ensuite facilities with the master bedroom also benefitting from a range of fitted wardrobes.

There is UPVC double glazing and gas central heating.

- ✓ IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE
- ✓ WELL MAINTAINED PROPERTY WITH LIGHT AND SPACIOUS ACCOMMODATION
- ✓ BENEFITS FROM TWO RECEPTION ROOMS AND FOUR DOUBLE BEDROOMS
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA IN A QUIET CUL DE SAC
- ✓ DOUBLE GARAGE, OFF ROAD PARKING AND GOOD SIZE REAR GARDEN WITH DECKED SEATING AREA
- ✓ FREEHOLD



4 Bedroom Detached House

30 Gwynant  
Old Colwyn  
Conwy  
LL29 9NJ

**£464,950**

Reference Number: RP4295  
11/5/2026

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

Registered Company  
Number 4687367

### Valuation

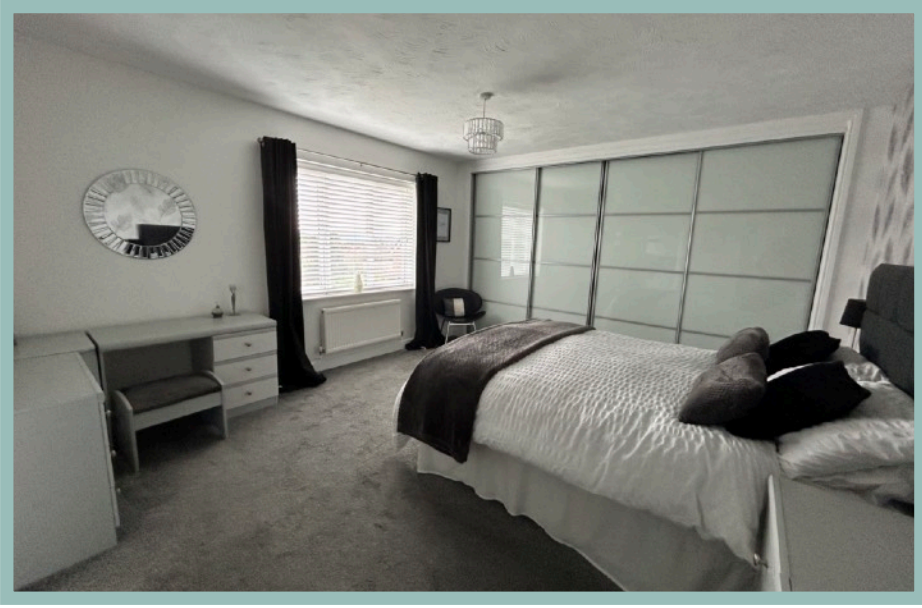
Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

### 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 House

30 Gwynant  
Old Colwyn  
Conwy  
LL29 9NJ

**£464,950**

Reference Number: RP4295  
11/5/2026

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Rhos-on-Sea, LL28 4PS

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### Valuation

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### Hallway

4.83m x 1.91m (15' 10" x 6' 3")

### W.C

2.02m x 0.99m (6' 8" x 3' 3")

### Lounge

5.03m x 4.32m (16' 6" x 14' 2")

### Sitting Room/Study

3.45m x 3.21m max (11' 4" x 10' 6")

### Kitchen/Diner

5.22m x 4.28m (17' 1" x 14' 1")

### Utility

3.33m x 1.38m (10' 11" x 4' 6")



### Bedroom One

4.39m x 3.95m (14' 5" x 12' 11")

### Ensuite

2.96m x 1.97m (9' 9" x 6' 6")

### Bedroom Two

5.17m x 4.59m max (17' x 15' 1")

### Bedroom Three

4.48m x 3.10m (14' 8" x 10' 2")

### Ensuite

2.39m x 1.95m (7' 10" x 6' 5")

### Bedroom Four

4.25m x 2.25m max (13' 11" x 7' 5")

### Bathroom

2.95m x 1.99m max (9' 8" x 6' 6")

### Garage

5.03m x 4.95m (16' 6" x 16' 3")



## Location

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its larger shops is approximately two mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

## Directions

From the Rhos On Sea office 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 join the A55 in the direction of Chester leave the A55 at the second junction signposted Old Colwyn and turn right at the end of the slip road and proceed to the roundabout. Turn left at the roundabout onto Abergele Road and continue through Old Colwyn, pass Aldi, turn right onto Bodelwyddan Avenue, turn right onto Gwynant.

4 Bedroom Detached House

30 Gwynant  
Old Colwyn  
Conwy  
LL29 9NJ

**£464,950**

Reference Number: RP4295  
11/5/2026

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

Registered Company  
Number 4687367

Council Tax Band: F  
Tenure: Freehold  
Energy Performance Rating Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Valuation

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