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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		87 B



62 Bryn Y Mor
 Old Colwyn
 Conwy
 LL29 8UQ



MODERN THREE BEDROOM DETACHED FAMILY HOUSE SITUATED ON A QUIET RESIDENTIAL DEVELOPMENT. CLOSE TO THE AMENITIES OF OLD COLWYN

Description

A modern, energy-efficient three-bedroom home with upgraded fixtures and high-quality finishes throughout, built in 2022 and located on the popular "Bryn y Mor" residential development on the outskirts of Old Colwyn. A short drive to shops, schools & amenities in Colwyn Bay.

Outside to the front of the property there is off-road parking on the driveway and access into the garage. To the rear is an enclosed garden, laid to lawn with fenced borders.

The accommodation comprises of:- Entrance porch, lounge with picture window to the front, spacious open-plan kitchen/diner with a modern fitted kitchen and integrated appliances to include:-

Dishwasher, fridge/freezer, washing machine, double oven with gas hob and extractor. French doors lead out into the garden at the rear.

A W.C completes the ground floor.

Stairs in the hall lead up to the three double bedrooms- the master bedroom has a range of fitted wardrobes and an en-suite shower room, there is a good-sized storage cupboard on the landing and a family bathroom.

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

Viewing is essential to appreciate this well-planned family house in it's popular residential location.

- ✓ MODERN THREE BEDROOM DETACHED FAMILY HOUSE
- ✓ BUILT IN 2022
- ✓ IMMACULATELY PRESENTED
- ✓ OPEN-PLAN KITCHEN/DINER
- ✓ OFF-ROAD PARKING
- ✓ GARAGE
- ✓ ENCLOSED REAR GARDEN
- ✓ CLOSE TO LOCAL AMENITIES
- ✓ SITUATED ON A QUIET RESIDENTIAL DEVELOPMENT
- ✓ FREEHOLD

Porch

5' 8" x 3' 6" (1.72m x 1.07m)

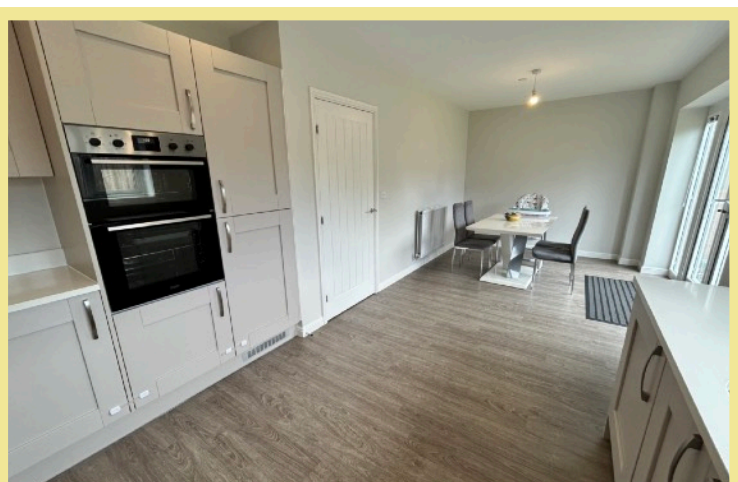
Lounge

15' 2" x 13' 3" (4.63m x 4.05m)



Kitchen/Diner

22' 3" x 10' 10" (6.79m x 3.29m)



W.C

5' 5" x 3' 7" (1.64m x 1.08m)

Bedroom One

11' 3" x 10' 8" (3.44m x 3.25m)



Ensuite

8' 1" x 3' 11" (2.47m x 1.19m)

Bedroom Two

13' 1" x 11' 7" (4m x 3.53m)



Bedroom Three

10' 4" x 10' (3.16m x 3.06m)

Bathroom

8' 11" x 5' 8" (2.71m x 1.72m)

Location

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. Eirias Park is close by and the beach is only 0.5 miles away. 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. Go straight across onto Lanelian Road, continue past the football ground, Bryn Y Mor can be found on the left.

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

Energy Performance Rating Band: C

Tenure: Freehold

3 Bedroom Detached House

62 Bryn Y Mor
Old Colwyn
Conwy
LL29 8UQ

£329,950

Reference Number:RP4297
13/5/2026

Fletcher & Poole,
1A Penrhyn Avenue, Rhos on
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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:

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web: www.fletcherpoole.com

