

FIVE BEDROOM DETACHED FAMILY HOUSE SITUATED IN A QUIET CUL-DE-SAC WITHIN WALKING DISTANCE TO THE LOCAL SCHOOLS, SHOPS, PROMENADE & BEACH

Description

Number 10 Maes Elian is a great family house-detached with five bedrooms. It is situated in a quiet cul-de-sac on a well-maintained development in Old Colwyn.

Walking distance to the local schools, shops, promenade & beach in Colwyn Bay.

This family home is spacious & well planned with a rear enclosed garden which is very private, laid to artificial lawn for low maintenance with fenced borders and a paved patio seating area- perfect for outside dining & entertaining and enjoys the sun all day and into the evening.

There is access into the garage from the rear.

To the front there is substantial off-road parking on the driveway with an electric car charger point & access into the double garage which has electric roller door and boiler.

The spacious accommodation comprises of:- Entrance hallway with gloss floor tiles, lounge, dining room/5th bedroom with door into the integral garage, cloakroom, large kitchen/diner which runs the width of the ground floor. Fitted kitchen with granite worktops and integrated appliances to include:- "Rangemaster" with 5-burner gas hob, gas oven, griddle and warming drawer, extractor, dishwasher and fridge freezer. Glass panelled sliding doors open into the conservatory letting the light flow through. The conservatory has a "warm roof" and french doors out onto the patio.

Stairs in the entrance hall lead up to the four double bedrooms & family shower room. The master bedroom has a built-in wardrobe and a spacious en-suite bathroom. There is also a built-in storage cupboard on the landing.

This family house has the benefit of gas central heating with the boiler only being 1 year old and UPVC double-glazed windows and new front & back doors. Viewing is essential to appreciate the convenient location of this family home to the local schools & it's spacious and well-planned layout.

- ✓ DETACHED FIVE BEDROOM FAMILY HOUSE
- ✓ LARGE OPEN-PLAN KITCHEN/DINER
- ✓ OFF-ROAD PARKING & ELECTRIC CAR CHARGING POINT
- ✓ INTEGRAL DOUBLE GARAGE WITH ELECTRIC ROLLER DOOR
- ✓ ENCLOSED REAR GARDEN
- ✓ CONSERVATORY WITH "WARM ROOF"
- ✓ WALKING DISTANCE TO THE LOCAL SCHOOLS, SHOPS, PROMENADE & BEACH
- ✓ SITUATED IN A QUIET CUL-DE-SAC
- ✓ FREEHOLD

5 Bedroom Detached Home

10 Maes Elian
Old Colwyn
Conwy
LL29 8AU

£450,000

Reference Number: RP4302
20/5/2026

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
web: www.fletcherpoole.com





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Hallway

5.26m x 1.88m (17' 3" x 6' 2")

Cloakroom

1.54m x 1.07m (5' 1" x 3' 6")

Lounge

5.44m x 3.51m (17' 10" x 11' 6")

Dining Room/Fifth Bedroom

4.83m x 2.74m (15' 10" x 9')

Kitchen/Diner

8.20m x 2.77m (26' 11" x 9' 1")

Conservatory

4.15m x 3.31m (13' 7" x 10' 10")

Integral Garage

4.93m x 2.70m (16' 2" x 8' 10")



Master Bedroom

4.14m x 3.53m (13' 7" x 11' 7")

Ensuite

2.57m x 1.80m (8' 5" x 5' 11")

Bedroom Two

3.57m x 3.53m (11' 9" x 11' 7")

Bedroom Three

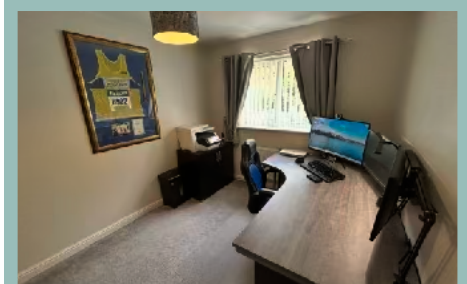
3.18m x 3.11m (10' 5" x 10' 2")

Bedroom Four

2.94m x 2.53m (9' 8" x 8' 4")

Shower Room

2.28m x 1.75m (7' 6" x 5' 9")



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 right at the roundabout onto Abergele Road and proceed up the hill. At the top of the hill Hesketh Road can be found on the left. Proceed up this road onto Maes Elian where No 10 can be found.

Council Tax Band: F

Tenure: Freehold

Energy Performance Rating Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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