

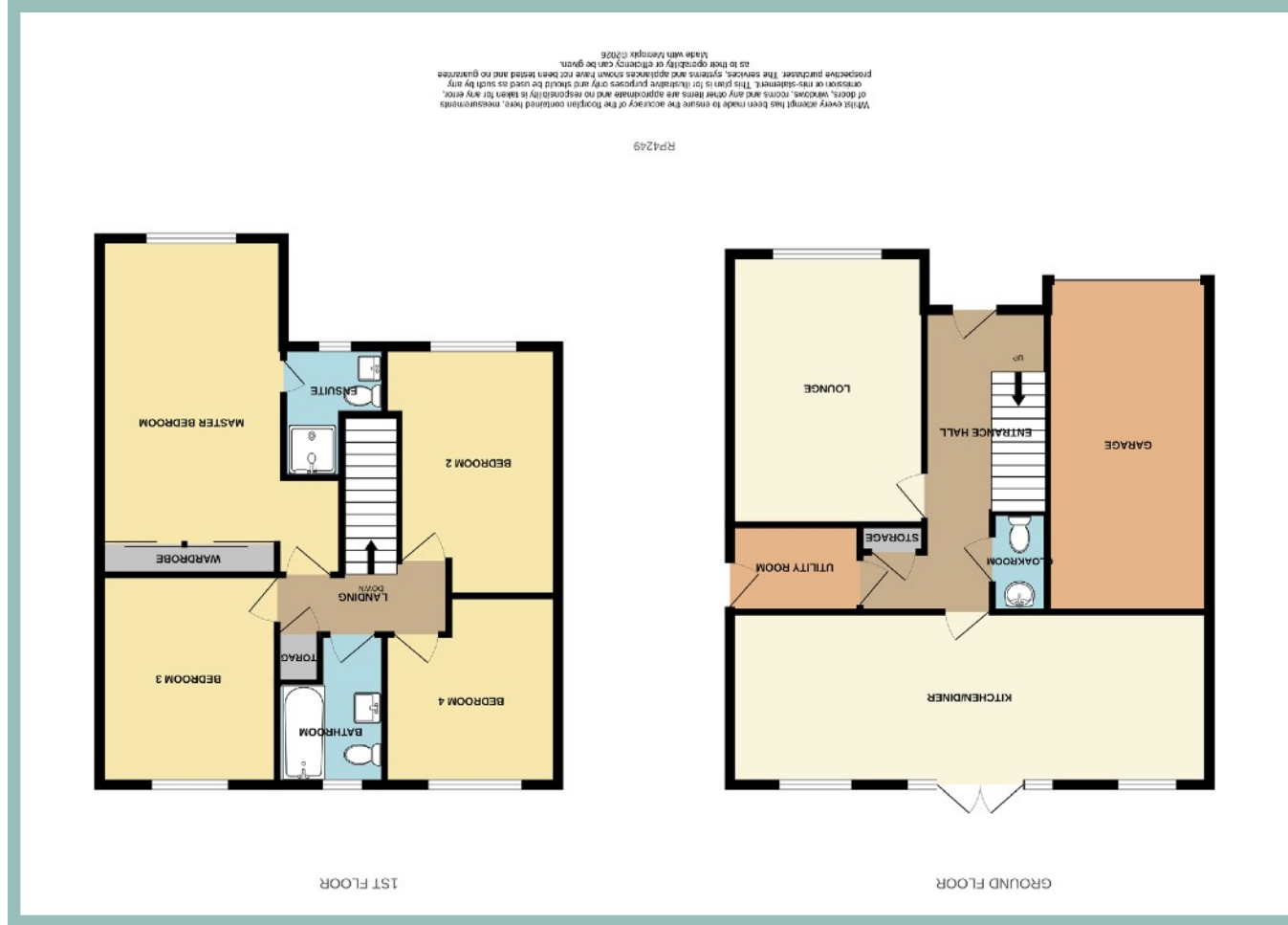
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

Fletcher & Poole
DIAMOND COLLECTION



4 Clos Emlyn
Old Colwyn
Conwy
LL29 8EH



IMMACULATELY APPOINTED FOUR BEDROOM DETACHED FAMILY HOUSE. SITUATED ON A HIGHLY DESIRABLE RESIDENTIAL DEVELOPMENT

Description

Clos Emlyn is a quiet, highly desirable residential development on the outskirts of Old Colwyn. A short drive from both Colwyn Bay & Rhos on Sea for schools, shops, promenade & beach.

No:-4 is a beautifully presented four bedroom detached family home.

Outside to the front there is off-road parking on the block-paved driveway and access into the garage.

The enclosed, rear garden is lawned with fenced & brick borders and a flagged patio seating area-perfect for outside dining & entertaining.

The accommodation comprises of:-

Hallway with built-in under stairs "custom" storage, cloakroom, light & spacious lounge to the front aspect, utility room with space & plumbing for a washing machine & tumble dryer and access door onto the side of the property, open-plan lounge/kitchen/diner- which spans the width of the house with quality fitted kitchen, granite worktops and integrated appliances to include:- double oven, 5 burner gas hob with extractor hood, fridge freezer & dishwasher. French doors lead out into the rear garden.

Stairs in the hallway lead up to the first floor where the master bedroom has a range of fitted wardrobes and an en-suite shower room & far reaching sea views. The further three bedrooms are all doubles and there is a family bathroom.

The property benefits from gas central heating, UPVC double glazed windows & doors and a fully boarded loft with drop-down ladder & power.

Early viewing is highly recommended to appreciate this spacious family home and it's modern contemporary interior.

- ✓ FOUR BEDROOM DETACHED FAMILY HOUSE
- ✓ SPACIOUS OPEN-PLAN LOUNGE/ KITCHEN/DINER
- ✓ FOUR DOUBLE BEDROOMS
- ✓ OFF-ROAD PARKING
- ✓ GARAGE
- ✓ SOUTH FACING GARDEN
- ✓ FAR REACHING SEA VIEWS
- ✓ SITUATED ON A QUIET, SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- ✓ NO CHAIN
- ✓ FREEHOLD



4 Bedroom Detached House

4 Clos Emlyn
Old Colwyn
Conwy
LL29 8EH
NO CHAIN

£394,950

Reference Number: RP4249
30/03/2026

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: rhosonseafletcherpoole.com

web: www.fletcherpoole.com





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Hallway

4.88m x 2.12m (16' x 6' 11")

Lounge

4.70m x 3.38m (15' 5" x 11' 1")

Cloakroom

1.72m x 0.96m (5' 8" x 3' 2")

Lounge/Kitchen/Diner

8.35m x 2.99m (27' 5" x 9' 10")

Utility Room

2.26m x 1.75m (7' 5" x 5' 9")

Garage

5.43m x 4.68m (17' 10" x 15' 4")

Master Bedroom

5.99m x 4.58m (19' 8" x 15')

Ensuite

2.28m x 1.74m (7' 6" x 5' 9")

Bedroom Three

3.67m x 3.11m (12' x 10' 2")

Bedroom Two

4.32m x 3.17m (14' 2" x 10' 5")

Bedroom Four

3.43m x 3.07m (11' 3" x 10' 1")

Bathroom

2.62m x 2.01m (8' 7" x 6' 7")



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, continue along the promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, take the second exit onto Llanelian Road which turns into Dolwen Road, continue up the hill where Clos Emlyn can be found on the right. If using Sat Nav for directions then use LL29 8UP as the postcode and continue up the hill for 200m and take the first right onto the estate and first right again.

Council Tax Band: F

Energy Performance Rating Band B

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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