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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)

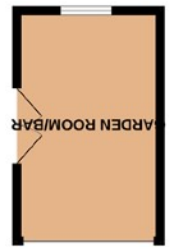
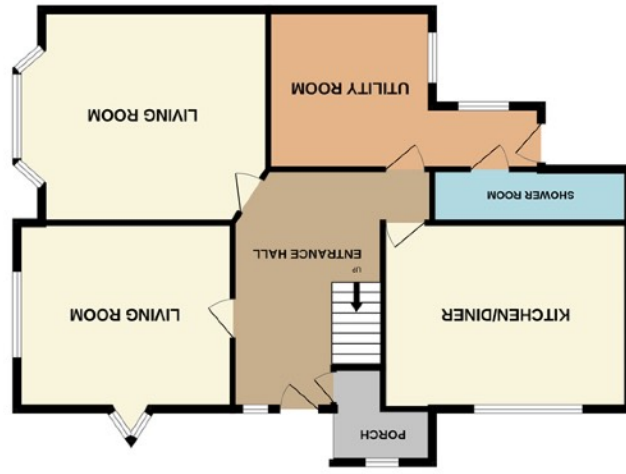
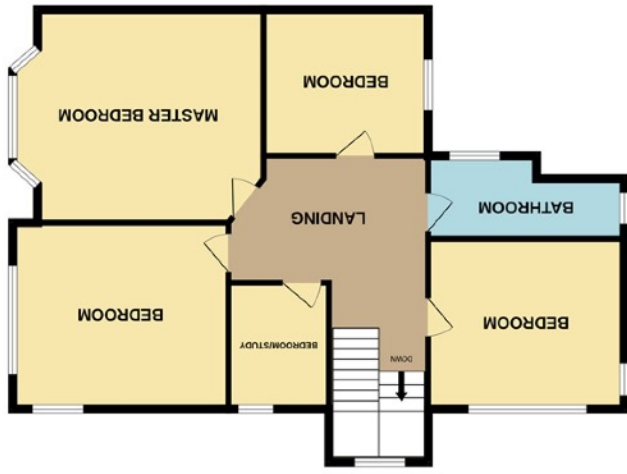
**Fletcher & Poole**  
DIAMOND COLLECTION



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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RP4258



9 Wynnstay Road  
Old Colwyn  
Conwy  
LL29 9DS



# Stunning Five Bedroom Semi Detached House Situated Close To The Local Amenities And Promenade

## Description

A stunning five-bedroom semidetached house situated close to the local amenities of Old Colwyn and within walking distance of the promenade. The property maintains a wealth of original features throughout and the current owners have fully refurbished the property to a high standard throughout.

Externally the property benefits from a new roof, new windows, and doors throughout, modern block paved driveway, artificial lawn, landscaped seating area and the garage has been converted to a garden room.

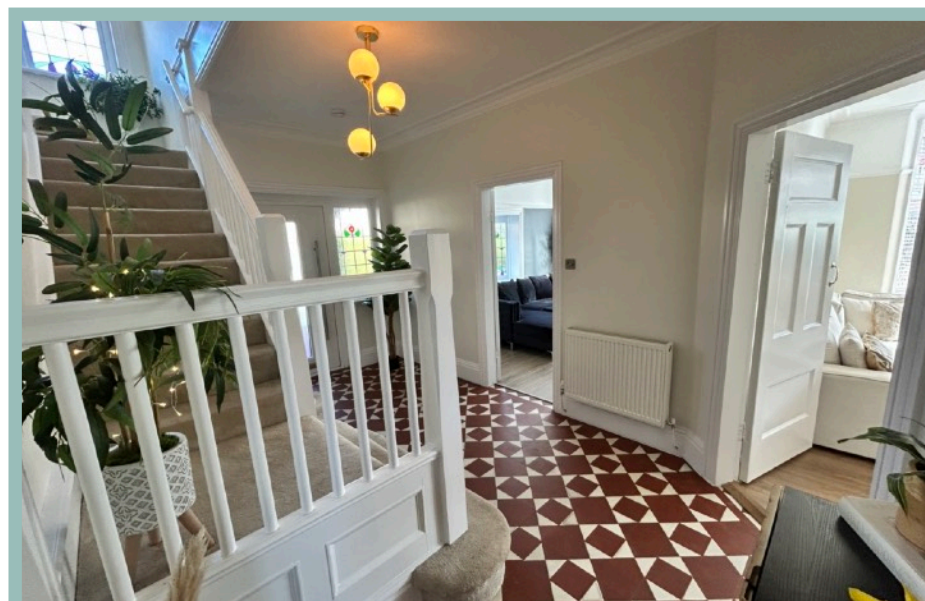
Internally the property has been fully refurbished throughout to include a full rewire, a new central heating system, modern open plan kitchen/diner with a fully fitted kitchen with integrated appliances and feature island, downstairs modern contemporary shower room, a new family bathroom, redecorated and carpeted throughout with new blinds throughout.

The accommodation downstairs briefly comprises, Original open porch with tiled floor, a beautiful spacious hallway with restored original Minton tiled floor, main lounge with wood effect laminate flooring, new blinds, original pictures rails and coving, a second large lounge with wood effect laminate flooring, new blinds, original pictures rails and coving, modern open plan kitchen/diner, new spacious utility room with space for a washing machine and a tumble dryer, and a modern contemporary shower room.

An original turned staircase provides access to the spacious landing with stained glass window, master bedroom with original features, a second large double bedroom, a third double bedroom, a fourth double bedroom, a fifth single bedroom which could be converted into either a walk in wardrobe or ensuite bathroom and a modern contemporary family bathroom.

Outside the property is set on a light and sunny walled corner plot, with a block paved driveway providing off road parking for two cars, laid to artificial lawn with mature shrubs and trees with landscaped seating area. The private rear garden is enclosed with fenced borders, laid to artificial lawn with the garden being converted to create a large garden room/bar.

- ✓ STUNNING FIVE BEDROOM SEMI DETACHED HOME
- ✓ FULLY REFURBISHED TO A HIGH STANDARD THROUGHOUT
- ✓ WITHIN WALKING DISTANCE TO THE BEACH
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE WEALTH OF ACCOMMODATION ON OFFER
- ✓ SITUATED ON A SUNNY LARGE CORNER
- ✓ OFF ROAD PARKING FOR TWO CARS
- ✓ FREEHOLD



5 Bedroom Semi Detached House

9 Wynnstey Road  
Old Colwyn  
Conwy  
LL29 9DS

**£395,000**

Reference Number: RP4258  
1/04/2026

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: rhosonseas@fletcherpoole.com  
m  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)





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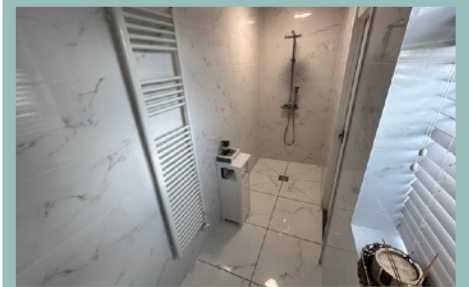
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### Lounge

4.29m x 3.77m (14' 7" x 12' 5")

### Lounge Two

5.38m x 4.24m max (17' 8" x 13' 11")

### Utility Room

5.48m x 3.31m (18' x 10' 11")

### Kitchen

4.80m x 3.88m (15' 9" x 12' 9")

### Shower Room

1.84m x 1.21m (6' 1" x 4')

### W.C

1.59m x 1.21m (5' 3" x 4')

### Bedroom One

4.46m x 3.88m (14' 8" x 12' 9")

### Bedroom Two

4.08m x 3.90m (13' 5" x 12' 10")

### Bedroom Three

4.29m x 3.39m (14' 1" x 11' 2")

### Bedroom Four

3.36m x 3.33m (11' x 10' 11")

### Bedroom Five

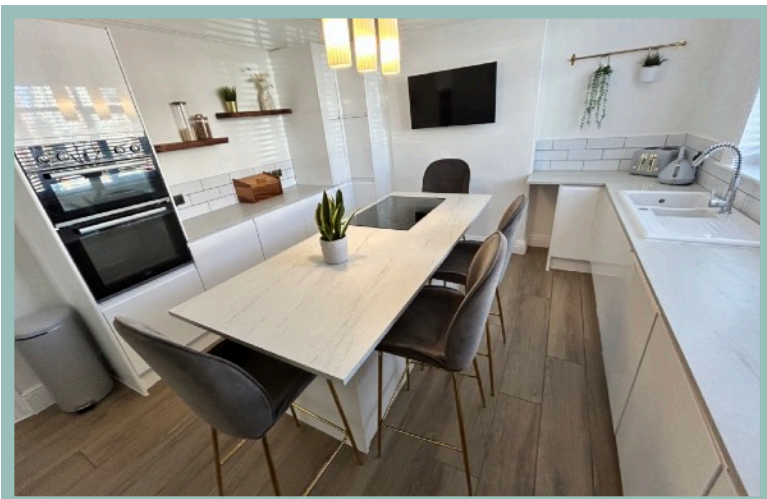
2.50m x 1.87m (8' 3" x 6' 2")

### Bathroom

3.64m x 1.87m (11' 11" x 6' 2")

### Garage

5.06m x 4.72m (16' 7" x 15' 6")



## Location

Situated 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 this road to the end, bear right under the bridge, continue straight on to Wynnstay Road.

Council Tax Band: E

Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Detached House

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