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www.fletcherpoole.com



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	74 C	
81-91	B		88 B
92+	A		



40 St Andrews Road  
Upper Colwyn Bay  
Conwy  
LL29 6DL

# THREE BEDROOM SEMI-DETACHED FAMILY HOUSE SITUATED IN A POPULAR RESIDENTIAL AREA

## Description

This three bedroom semi-detached family house is situated in the desirable residential area of Upper Colwyn Bay. Walking distance to the local shops, school & popular public house. A short drive from Colwyn Bay & Rhos on Sea for the promenade, beach & further amenities.

The rear garden is enclosed with fenced borders, lawned area & paved patio seating area. Access into the detached garage which has full power and is currently used for utilities.

To the front there is off-road parking on the driveway and small lawned garden area.

The accommodation comprises of:- Entrance hall with under stairs storage, lounge with internal doors into the open-plan kitchen/diner which has patio doors out into the garden. Stairs in the hallway lead up to three bedrooms and a family bathroom.

Far reaching sea views can be seen from the rear bedroom and garden.

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

Viewing is recommended to appreciate the popular & convenient location and the well planned layout this family home offers.

- ✓ THREE BEDROOM SEMI-DETACHED FAMILY HOUSE
- ✓ OPEN-PLAN KITCHEN/DINER
- ✓ OFF-ROAD PARKING
- ✓ DETACHED GARAGE
- ✓ ENCLOSED REAR GARDEN
- ✓ FAR REACHING SEA VIEWS
- ✓ WALKING DISTANCE TO LOCAL SHOPS & SCHOOL
- ✓ NO CHAIN
- ✓ FREEHOLD

## Hallway

14' 10" x 5' 5" (4.51m x 1.64m)

## Lounge

16' 1" x 10' 8" (4.89m x 3.24m)



## Kitchen/Diner

16' 5" x 7' 10" (5.01m x 2.40m)



## Garage

14' 6" x 9' (4.43m x 2.73m)

## Bedroom One

13' 6" x 9' (4.11m x 2.75m)



## Bedroom Two

10' 3" x 9' 3" (3.12m x 2.83m)



## Bedroom Three

9' 10" x 7' 2" (3.01m x 2.19m)

## Bathroom

6' 8" x 5' 5" (2.02m x 1.64m)



## Location

Located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school, shops and the Pen Y Bryn Pub. Colwyn Bay has a variety of shops and amenities and the A55 dual carriageway is approximately 1.5 miles distant.

## Directions

From our Rhos On Sea office turn right onto the Promenade and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout and crossing over the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo. At the top of the hill turn immediately left then sharp right onto St Andrews Road.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band: C

Tenure: Freehold

## 3 Bedroom Semi Detached House

40 St Andrews Road  
Upper Colwyn Bay  
Conwy  
LL29 6DL

NO CHAIN

**£237,750**

Reference Number:RP4298  
19/5/2026

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)

