



BLUE TURTLE PROPERTY



6 PEN Y BRYN ROAD, COLWYN BAY, LL29 6AF

OFFERS £399,999



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Blue Turtle Property are delighted to offer this beautifully presented detached home, set within a private and peaceful setting surrounded by mature trees. Offering spacious and versatile accommodation over two floors, this much-loved property combines practical family living with a wonderful connection to nature. The current owners were drawn to the property from the moment they first viewed it, describing it as a home that simply "felt right". They have since enhanced the property, including creating the impressive open-plan kitchen and dining area, now the heart of the home. The kitchen features marble-effect worktops, integrated appliances and excellent workspace, ideal for both everyday living and entertaining. Adding to the home's character are the wonderful staircase handrails, handcrafted by the owners using locally sourced fairy wood, creating a unique link between the home and its beautiful natural surroundings. The flexible accommodation comprises an entrance hall, inner hallway with storage and utility space, three ground-floor bedrooms, and a family bathroom. To the first floor is a bright and spacious lounge, conservatory, open-plan kitchen/dining room, and the principal bedroom with fitted wardrobes and en-suite bathroom. The owners have always treasured the privacy and tranquillity provided by the surrounding trees. Viewing is highly recommended to fully appreciate the atmosphere, setting, and lifestyle this special home has to offer.

In brief, a well-presented detached home offering spacious and flexible accommodation, including an open-plan kitchen/dining room, bright lounge, conservatory, four bedrooms, a principal bedroom with en-suite, detached double garage and attractive gardens. Viewing is highly recommended to fully appreciate not only the accommodation on offer, but also the unique atmosphere, privacy, and sense of tranquillity that make this home so special.





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**Location**-The property is situated in this sought after area of Upper Colwyn Bay. The property is close to the popular local primary school Ysgol Pen Y Bryn, the busy local pub/restaurant, the village shop and takeaway, and is near a bus route, and the main railway station at Colwyn Bay is a mere 5-minute drive away. Located within easy reach of Colwyn Bay and Llandudno, and offering easy access to the A55 dual carriageway, offering a range of fantastic transport links with something for everyone. There are some fantastic, scenic walks right from the doorstep, and a supermarket and medical centre are also very close by.

**Tenure**- Freehold

**Council Tax Band**- F as on voa.gov.uk





**Ground floor:**

Hallway

10' 1" x 5' 10" (3.07m x 1.78m)

Bedroom Two/Study

13' 5" x 11' 0" (4.09m x 3.35m)

Bedroom Three

12' 1" x 11' 0" (3.68m x 3.35m)

Bedroom Four

10' 9" x 6' 1" (3.27m x 1.85m)

Shower Room

7' 10" x 4' 7" (2.39m x 1.40m)



**First floor:**

Kitchen/Diner

19' 7" x 14' 0" (5.96m x 4.26m)

Lounge

21' 1" x 12' 1" (6.42m x 3.68m)

Conservatory

13' 1" x 11' 0" (3.98m x 3.35m)

Bedroom One

13' 11" x 11' 4" (4.24m x 3.45m)

Ensuite

7' 9" x 6' 7" (2.36m x 2.01m)



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## Externally:

Externally, the property benefits from a detached garage and attractive gardens to both the front and rear. The front garden has been designed for ease of maintenance, while the rear garden enjoys a patio area, lawn and established planting, creating an inviting space to enjoy the outdoors. The owners have always loved the privacy the property offers, with the surrounding trees providing a tranquil backdrop and a genuine sense of seclusion.





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## **SERVICES/ DISCLAIMER-**

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ITEMS SHOWN IN PHOTOGRAPHS ARE NOT INCLUDED UNLESS SPECIFICALLY MENTIONED WITHIN THE SALES PARTICULARS. THEY MAY HOWEVER BE AVAILABLE BY SEPARATE NEGOTIATION. CONTACT OUR FRIENDLY TEAM IF YOU HAVE ANY QUESTIONS ABOUT THIS LISTING, OR TO BOOK A VIEWING.



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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>81 B</b>
69-80	<b>C</b>	<b>70 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io