

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 traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



South Bank
44 Pen Y Bryn Road
Upper Colwyn Bay
Conwy
LL29 6AG



IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOUSE SET IN EXTENSIVE GARDENS WITH SUBSTANTIAL OFF-ROAD PARKING. SITUATED ON A HIGHLY DESIRABLE ROAD IN A SOUGHT-AFTER RESIDENTIAL AREA

Description

“South Bank” is an impressive five bedroom detached family house, situated on the highly desirable “Pen y Bryn Road” in the sought after residential area of Upper Colwyn Bay. A short drive to the local amenities, schools, promenade & beach in Colwyn Bay.

The property boasts light & spacious accommodation yet retains a wealth of character & charm with original features such as:- high ceilings, cast iron fireplaces, original doors & door furniture whilst providing modern open-plan living.

An extension has been created on the ground floor with a separate entrance which offers a large lounge/family room, bedroom and en-suite shower room. A perfect space to run a business from home or an ideal annexe to suit elderly relatives.

The house is set in extensive gardens with far reaching sea views, patio seating area, composite & wood decked raised seating area with glass balustrade, log store and woodland area extending to approx. 1/3 of an acre at the rear.

To the front there is substantial off-road parking for several vehicles on the block-paved driveway, electrical car charging point and lawned gardens with mature trees, plants & shrubs which wrap-around to the rear.

On the ground floor the entrance hallway has under stairs storage, cloakroom, lounge with bay window and log burner, study/5th bedroom with French doors onto a decked patio area to the front, large open-plan kitchen/diner which runs the length of the house with bespoke “ruby granite” worktops which compliment the pine kitchen units, kitchen island & Belfast sink. Dual aspect windows with seating area in a bay window at the front and windows overlooking the garden & far-reaching sea views at the rear. Beautiful slate flooring flows throughout.

Internal hallway with storage & separate front door leads into the extension where there is a utility room with access door into the garden, large lounge/family

room with bi-fold doors onto the decked seating area, bedroom 4 & en-suite shower room.

Stairs in the main hallway lead up to the first floor where there are 3 double bedrooms-all with beautiful cast-iron fireplaces, one with a range of fitted wardrobes and another with the bay window. The 2 bedrooms at the rear enjoy the far reaching sea views. The master bedroom is light & spacious with dual aspect windows and fitted wardrobes. The family bathroom is a relaxing space with tiled walls & floor- a freestanding bath & separate walk-in shower area.

There are 2 large basement/cellar rooms accessed from the rear garden with full power offering storage or ideal to be converted into additional accommodation (subject to planning).

The house has been externally insulated & rendered with silicon for weather protection.

The loft in the extension is part-boarded with ladder. The other loft spaces are part-boarded.

The property has gas central heating with “HIVE” thermostat control & UPVC double glazed windows & doors.

Viewing is highly recommended to appreciate the spacious layout, extensive grounds and it’s sought after location.

- ✓ IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOUSE
- ✓ FULL OF CHARACTER & ORIGINAL FEATURES
- ✓ SUBSTANTIAL OFF-ROAD PARKING ON THE BLOCK-PAVED DRIVEWAY
- ✓ EXTENSION WITH SEPARATE FRONT DOOR- IDEAL TO RUN A BUSINESS FROM HOME OR AN ANNEXE FOR ELDERLY RELATIVES
- ✓ EXTENSIVE GARDENS WITH APPROX. 1/3 ACRE WOODLAND AREA
- ✓ SITUATED ON A HIGHLY DESIRABLE ROAD-IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ CLOSE TO LOCAL AMENITIES, SCHOOLS, PROMENADE & BEACH

5 Bedroom Detached Home

South Bank
44 Pen Y Bryn Road
Upper Colwyn Bay
Conwy
LL29 6AG

£660,000

Reference Number: RP4273
20/04/2026

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

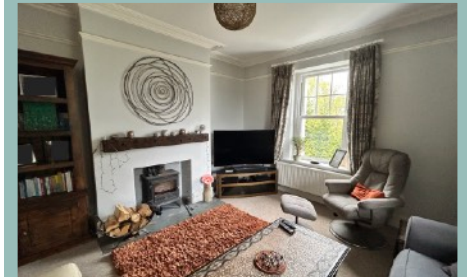
Viewing

By appointment. Contact:

tel: 01492 549178

email: rhos@fletcherpoole.com

web: www.fletcherpoole.com





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Entrance Hallway

3.85m x 3.55m (12' 8" x 11' 8")

Lounge

4.33m x 3.46m (14' 3" x 11' 6")

Kitchen/Diner

8.83m x 3.98m (12' 7" x 13' 1")

Study/5th Bedroom

3.53m x 3.50m (11' 7" x 11' 6")

Inner Hall

4.51m x 1.21m (14' 10" x 4')

Utility Room

2.44m x 1.57m (8' x 5' 2")

Lounge/Family Room

5.94m x 4.45m (19' 6" x 14' 7")

Bedroom Four

3.83m x 2.45m (12' 7" x 8' 1")

Ensuite

2.41m x 1.96m (7' 11" x 6' 5")



Master Bedroom

5.67m x 3.32m (18' 7" x 10' 11")

Bedroom Two

4.02m x 3.64m (13' 2" x 11' 11")

Bedroom Three

4.13m x 3.65m (13' 7" x 12')

Bathroom

3.49m x 3.47m (11' 5" x 11' 4")

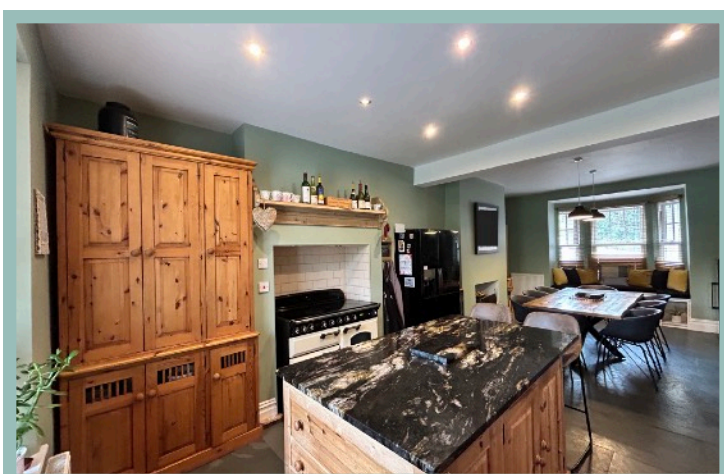
BASEMENT

Room One

4.51m x 4.25m (14' 10" x 13' 11")

Room Two

3.54m x 3.37m (11' 7" x 11' 1")



Location

Located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school and shops. 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 towards the Promenade. 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 crossing above the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo, continue up the hill, turn left at the top onto Pen Y Bryn Road.

Council Tax Band: G

Tenure: Freehold

Energy Performance Rating Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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