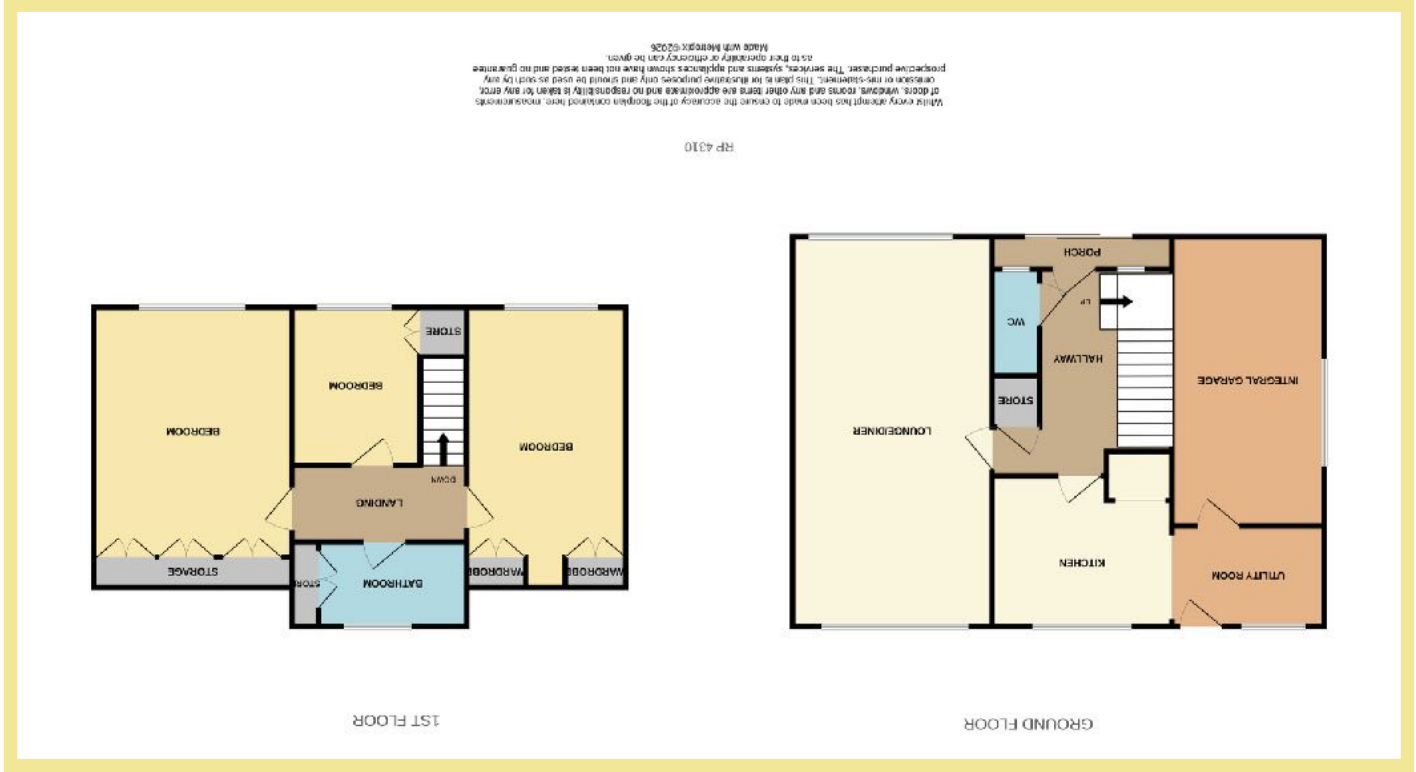


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 advisors. Please contact us before viewing the property. If there is any part 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



127 Llanrwst Road
Upper Colwyn Bay
Conwy
LL28 5YL



WELL MAINTAINED THREE BEDROOM DETACHED HOUSE

Description

This three bedroom detached house is situated in the sought after residential area of Upper Colwyn Bay. Viewing is recommended of this well maintained property to not only appreciate the size and layout of the accommodation as it is but also the potential to extend into the garage with the relevant planning permission.

Outside there is off road parking to the front and to the side. The front and rear gardens are beautifully landscaped with lawn and a variety well established shrubs and trees.

The accommodation on the ground floor comprises of porch, hallway, W.C., light and spacious lounge/diner with dual aspect, kitchen and a good size utility room with access to the garage and the rear garden.

To the first floor there are three bedrooms and a family bathroom. All the bedrooms benefit from built in storage.

There is UPVC double glazing and gas central heating.

- ✓ THREE BEDROOM DETACHED HOUSE
- ✓ WELL MAINTAINED PROPERTY WITH GOOD SIZE ACCOMMODATION
- ✓ POTENTIAL TO EXTEND INTO THE GARAGE
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ OFF ROAD PARKING, GARAGE AND ENCLOSED PRIVATE REAR GARDEN
- ✓ FREEHOLD

Hallway

12' x 7' 5" (3.66m x 2.25m)

W.C

6' 2" x 2' 9" (1.87m x 0.83m)

Lounge/Diner

23' 3" x 11' 10" (7.08m x 3.61m)



Kitchen

10' 8" x 8' 10" (3.24m x 2.70m)

Utility Room

8' 11" x 5' 10" (2.71m x 1.78m)

Bedroom One

15' 9" x 9' 5" (4.80m x 2.87m max)



Bedroom Two

14' 4" x 11' 9" (4.36m x 3.59m)



Bedroom Three

9' 4" x 7' 5" (2.84m x 2.26m)



Bathroom

8' 6" x 5' 2" (2.60m x 1.57m)

Garage

16' 10" x 9' (5.12m x 2.74m)

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 the Rhos On Sea office turn towards the promenade, turn right onto the promenade, take the first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue straight ahead at the traffic lights passing over the A55, turn left at the mini roundabout, turn right onto Kings Road signposted to the Zoo, continue up the hill, turn right onto the Old Highway, turn left onto Llanrwst Road.

Council Tax Band: E (provided on www.voa.gov.uk)

Energy Performance Rating Band: TBC

Tenure: Freehold

3 Bedroom Detached House

127 Llanrwst Road
Upper Colwyn Bay
Conwy
LL28 5YL

£334,950

Reference Number:RP4310
22/5/2026

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
web: www.fletcherpoole.com

