

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.



20 Gwynant  
Old Colwyn  
LL29 9NJ

# Stunning Four Bedroom Detached House Situated In A Sought After Location in A Quiet Cul De Sac

## Description

Situated in a sought after residential area this stunning four bedroom detached house must be viewed to truly appreciate the layout of the accommodation and the standard of finish. Immaculately presented the property benefits from ample living space including a beautiful kitchen fitted to a high specification which opens out into the dining/family room overlooking the garden and a further three reception rooms.

The current owner has recently purchased the freehold of the property and has installed a new Valiant Combination Boiler and an electric car charging point. Viewing is recommended to appreciate the spacious layout and location.

Outside to the front of the property there is ample off road parking, landscaped garden with a variety of well established plants and shrubs, lawn and paved seating areas with distant hillside views.

The accommodation on the ground floor comprises of hallway, cloakroom, kitchen with separate utility room, dining/family room, lounge, playroom and study/music room which leads into the garage that has been converted into a gym and storage room. To the first floor there are four bedrooms and immaculate modern bathroom. Two of the bedrooms have ensuites with the light and spacious master bedroom also benefitting from distant hillside and sea views.

- ✓ STUNNING FOUR BEDROOM DETACHED HOUSE
- ✓ IMMACULATEDLY PRESENTED WELL PLANNED ACCOMMODATION
- ✓ MUST BE VIEWED TO TRULY APPRECIATE THE LAYOUT & STANDARD OF FINISH
- ✓ AMPLE OFF ROAD PARKING & LANDSCAPED REAR GARDEN WITH PAVED SEATING AREA
- ✓ SITUATED IN SOUGHT AFTER LOCATION IN A QUIET CUL DE SAC
- ✓ NO CHAIN

## Bedroom Two

4.47m x 3.16m (14'8" x 10'5")

## Ensuite

2.42m x 1.91m (8'0" x 6'3")

## Bedroom Three

5.17m x 4.64m (17'0"13'10") Maximum

## Bedroom Four

3.48m x 2.25m (11'5" x 7'5")

## Bathroom

2.96m x 1.96m (9' 9" x 6'5")



4 Bedroom Detached House

20 Gwynant  
Old Colwyn  
LL29 9NJ

OFFERS IN THE REGION OF

**£499,950**

REDUCED FROM £510,000

Reference Number: RP3889

13/03/25

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

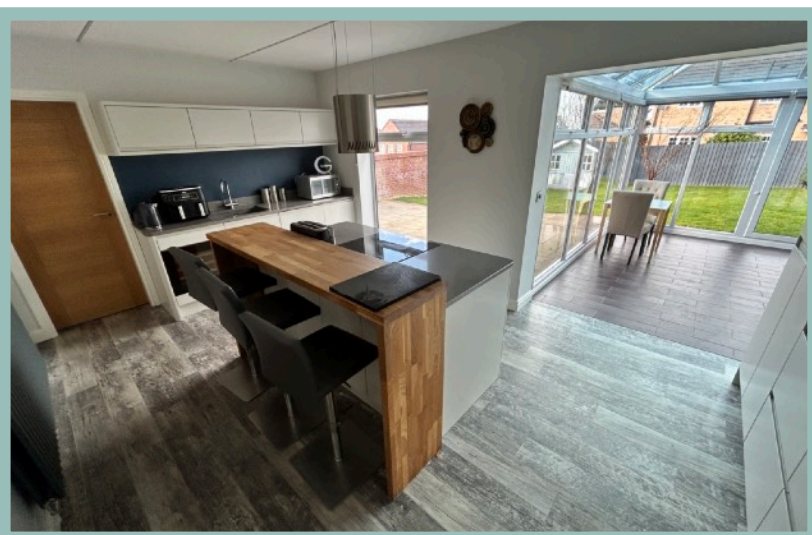
By appointment. Contact:

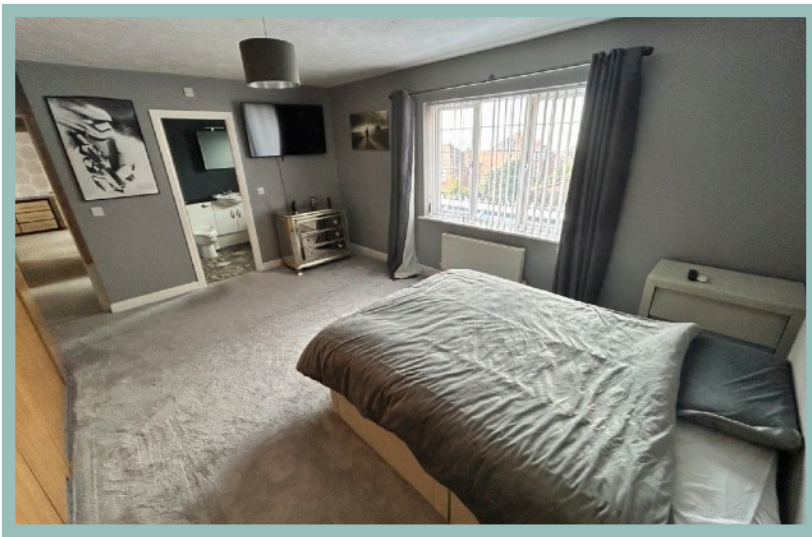
tel: 01492 549178

email: rhosonseas@fletcherpoole.com

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





## 4 Bedroom Detached House

20 Gwynant  
Old Colwyn  
LL29 9NJ

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Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

### Valuation

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### Viewing

By appointment. Contact:

tel: 01492 549178  
email: [rhosonseafletcherpoole.com](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



### Hallway

4.84m x 3.13m (15'11" x 10'3")

### Cloakroom

2.00m x 1.00m (6'7" x 3'4")

### Lounge

4.35m x 4.81m (14'3" x 15'10")

### Kitchen

4.64m x 3.33m (15'3" x 10'11")

### Utility

3.55m x 1.38m (11'8" x 4'6")

### Dining Room/Family Room

6.62m x 3.85m (21'9" x 12'8")

### Play Room/Bedroom Five

3.49m x 3.19m (11'5" x 10'6")

### Study

4.89m x 2.38m (16'1" x 7'10")

### Master Bedroom

5.09m x 3.98m (16'9" x 13'1")

### Ensuite

2.96m x 1.99m (9'9" x 6'7")





## Location

The property is located 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.

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

## Garage/Gym

3.34m x 2.38m (11'0" x 7'10")

## Storage

2.38m x 1.54m (7'10"x 5'1")

## Directions

From the Rhos On Sea office 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 join the A55 in the direction of Chester leave the A55 at the second junction signposted Old Colwyn and turn right at the end of the slip road and proceed to the roundabout. Turn left at the roundabout onto Abergele Road and continue through Old Colwyn, pass Aldi, turn right onto Bodelwyddan Avenue, turn right onto Gwynant.

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

Energy Performance Rating Band C

4 Bedroom Detached House

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