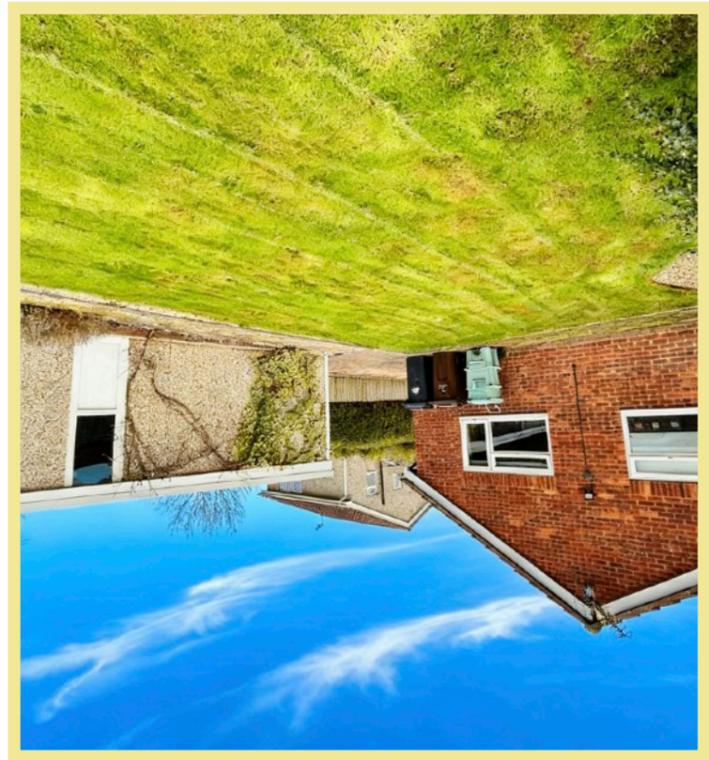


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



27 Fron Uchaf
Upper Colwyn Bay
LL29 6DS

Three Bedroom Detached Bungalow Situated In A Sought After Residential Area

Description

This three bedroom detached bungalow is spacious & well planned. Situated in the popular & sought after residential area of Upper Colwyn Bay.

Close to the local school, shops & popular public house. A short drive from both Colwyn Bay & Rhos on Sea for the promenade, beach and further amenities. Outside to the front there is off-road parking on the driveway at the side, access to the detached garage behind timber gates and low maintenance garden. The enclosed rear garden is lawned with fenced & hedged borders.

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

Early viewing is recommended to appreciate this well planned detached bungalow and it's popular & convenient location.

The accommodation comprises of:-

Entrance at the side of the bungalow, hallway, kitchen, spacious open-plan lounge/diner, two double bedrooms-one with a range of fitted wardrobes, single bedroom and a family bathroom. The loft is fully boarded and shelved for storage.

- ✓ THREE BEDROOM DETACHED BUNGALOW
- ✓ OFF ROAD PARKING & DETACHED GARAGE
- ✓ ENCLOSED REAR GARDEN
- ✓ OPEN-PLAN LOUNGE/DINER
- ✓ SITUATED IN A POPULAR RESIDENTIAL AREA
- ✓ CLOSE TO THE LOCAL SCHOOL & SHOPS

Kitchen

3.04m x 2.35m (10'0" x 7'9")



Lounge/Diner

5.99m x 3.49m (19'8" x 11'6")



Hallway

2.55m x 1.10m (8'5" x 3'8")

Bedroom One

3.62m x 2.62m (11'11" x 8'7")



Bedroom Two

3.24m x 2.45m (10'8" x 8'1")

Bedroom Three

2.37m x 1.95m (7'9" x 6'5")

Bathroom

2.35m x 1.65m (7'9" x 5'5")



Garage

5.92m x 2.81m (19'5" x 9'3")

Location

The property is 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, 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 left then sharp right onto St Andrews Road, take the second left onto Bryn Cadno, follow this road round until you find Fron Uchaf on the right.

Council Tax Band: "D"
Energy Efficiency Rating Band D

3 Bedroom Detached Bungalow

27 Fron Uchaf
Upper Colwyn Bay
LL29 6DS

£268,950

REDUCED FROM £274,950

Reference Number:RP4212
19/02/26

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:

rhosonsea@fletcherpoole.com

web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		