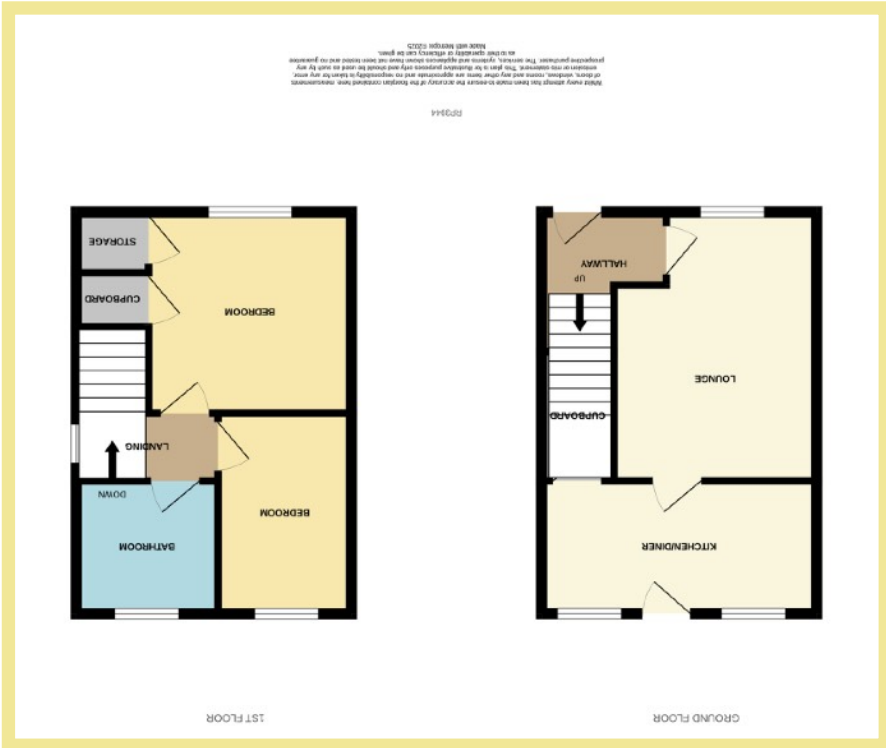


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



49 Bryn Celyn
Upper Colwyn Bay
LL29 6DH

Well Presented Two Bedroom Semi Detached House Situated In A Sought After Location & Close To Local Amenities

Description

A well-presented two bedroom semi detached house situated in the popular Colwyn heights which is close to the local amenities including the convenience store, Pen Y Bryn Pub and schools. This well-maintained property benefits from a new kitchen with Oak effect worktops and metro tiled splash backs, a new combination boiler within the last two years, and internal oak doors. Also benefitting from UPVC double glazing and gas CH, viewing is Highly recommended to appreciate the presentation throughout, new kitchen and location.

The accommodation briefly comprises, hallway, good sized lounge with oak effect laminate flooring, kitchen/diner with access to the rear garden and a spacious cupboard under the stairs. Upstairs there is a landing with a window to the side aspect, large master bedroom with distant sea views and two built in cupboards, a second single bedroom and modern contemporary family bathroom.

Outside to the front is off road parking for around three cars, with access to a garden room with double doors for additional storage, laid to lawn with hedged borders. The sunny rear garden is enclosed with fenced borders and laid to decking with access to a good-sized summerhouse.

- ✓ WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ NEW MODERN KITCHEN & COMBINATION BOILER
- ✓ SUNNY REAR GARDEN WITH DECKING
- ✓ OFF ROAD PARKING WITH LARGE GARDEN ROOM

Lounge

4.33m x 3.20m (14'3" x 10'6")



Kitchen/Diner

4.23m x 2.10m (13'11" x 6'11")



Hallway

1.41m x 0.99m (4'7" x 3'3")

Cupboard

2.10m x 0.88m (6'11" x 2'11")

Bedroom One

3.45m x 3.26m (11'4" x 10'8")



Wardrobe One

0.81m x 0.79m (2'8" x 2'7")

Bedroom Two

2.96m x 2.30m (9'9" x 7'7")

Wardrobe Two

0.90m x 0.71m (3'0" x 2'4")

Bathroom

1.99m x 1.86m (6'7" x 6'2")

Shed

2.04m x 2.02m (6'8" x 6'7")

Garden Store

4.15m x 1.88m (13'8" x 6'2")

Location

Located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school, shops and the Pen Y Bryn Pub. 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 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 immediately left then sharp right onto St Andrews Road, take the second left into Bryn Cadno and first right onto Bryn Celyn, No 49 can be found on the second left on the right hand side.

Council Tax Band: "C" (provided on www.voa.gov.uk)
Energy Performance Rating Band "D"

2 Bedroom
Semi Detached
House

49 Bryn Celyn
Upper Colwyn Bay
LL29 6DH

£174,950

Reduced From £189,950
Reference Number:RP3944
25/04/2025

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

