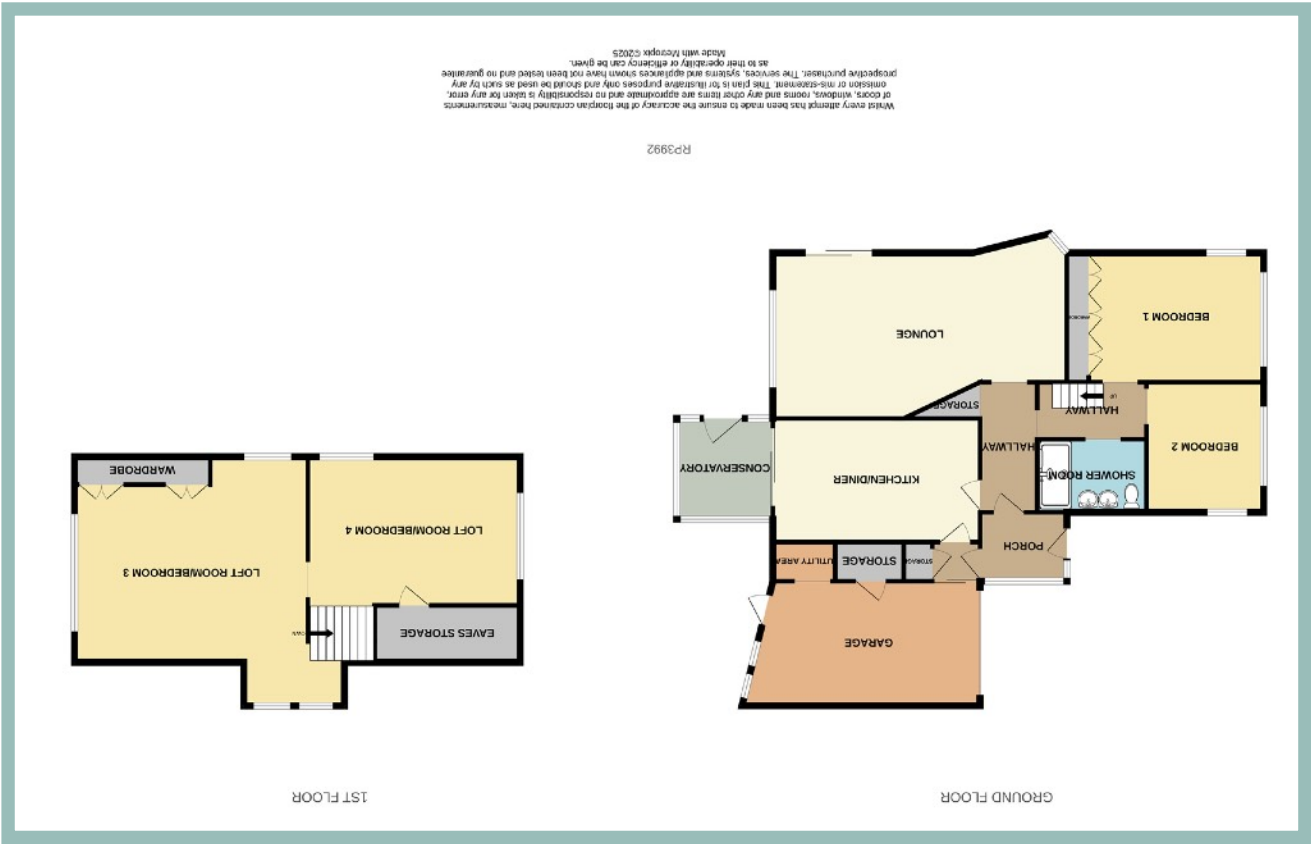


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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 travelling some distance to view the property.





# Spacious Four Bedroom Detached Family Home Situated In A Popular Residential Area Convenient To Local Amenities

## Description

This spacious four bedroom detached family home is situated in a popular residential area. Walking distance to the local shops, schools-both primary and secondary, promenade & beach. A short drive to both Rhos on Sea & Llandudno. The property offers a wealth of space and potential and comprises of:- Enclosed entrance porch, hallway, kitchen/diner with sliding doors into the conservatory and door into the integral garage, large open plan lounge with picture window overlooking the rear garden and sliding doors onto the side. Bedroom one with a range of fitted wardrobes, bedroom two and a contemporary shower room with dual sinks. Stairs lead up to 2 further spacious bedrooms, one with a range of fitted wardrobes and the other with a good sized under eaves storage space. To the front the garden is lawned with substantial off road parking on the driveway. Access into the integral garage where there is a utility space and further storage areas. The rear enclosed garden has fenced & hedged borders with well established trees, plants & shrubs, lawned area, pond and patio seating area making an ideal environment for outside family dining & entertaining. Benefitting from gas central heating & UPVC double glazing throughout. Viewing is highly recommended to appreciate this spacious family home and its convenient location.

- ✓ SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- ✓ ENCLOSED REAR GARDEN
- ✓ INTEGRAL GARAGE
- ✓ SUBSTANTIAL OFF ROAD PARKING
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH

The current owners have completely renovated the property in the last three years to include;

- Full rewire
- New roof and new gutters
- Two new rubber flat roofs
- New boiler and central heating system with modern radiators throughout
- Fully insulated flooring through the entrance hall and lounge
- New windows



4 Bedroom  
Detached House

43 Bryn Avenue  
Old Colwyn  
LL29 8AH

£390,000

Reduced From £395,000  
Reference Number: RP3992  
506/25

Fletcher & Poole,  
1A Penrhyn Avenue,  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

## Valuation

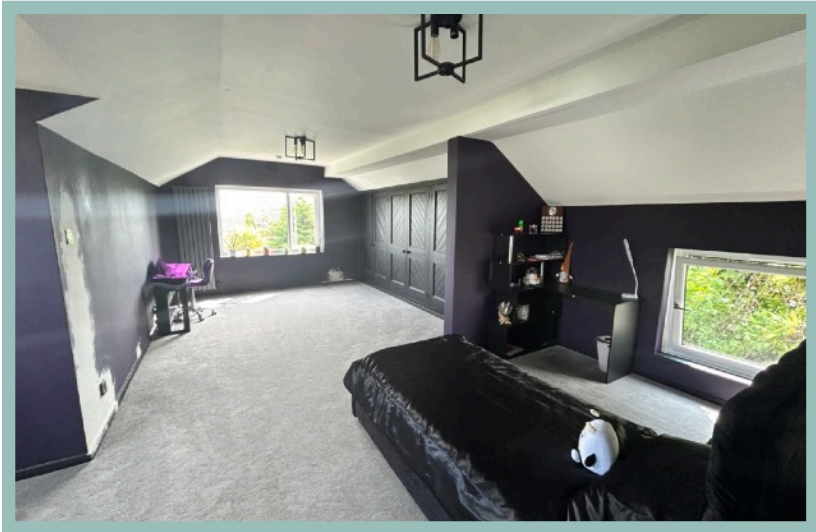
Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment. Contact:

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





4 Bedroom  
Detached House

43 Bryn Avenue  
Old Colwyn  
LL29 8AH

**£390,000**  
Reduced From £395,000  
Reference Number: RP3992  
5/06/25

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

Porch  
2.23m x 1.75m (7'4" x 5'9")

Hallway  
3.24m x 1.44m (10'8" x 4'9")

Kitchen/Diner  
4.88m x 3.15m (16'0" x 10'4")

Conservatory  
2.47m x 2.44m (8'1" x 8'0")

Lounge  
7.46m x 4.22m (24'6" x 13'10")

Bedroom One  
4.48m x 3.78m (14'9" x 12'5")

Bedroom Two  
3.57m x 2.97m (11'9" x 9'9")

Shower Room  
2.93m x 1.86m (9'7" x 6'2")

Bedroom Three  
6.82m x 5.42m (22'4" x 17'9")

Bedroom Four  
5.41m x 3.77m (17'9" x 12'5")

Eaves Storage  
3.73m x 1.64m (12'3" x 5'5")





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 selection of high street shops is less than a mile away. The main secondary schools are walkable. The A55 dual carriageway provides access is less than half a mile, perfect for a commute and easy access to Chester and the motorways beyond.

Directions

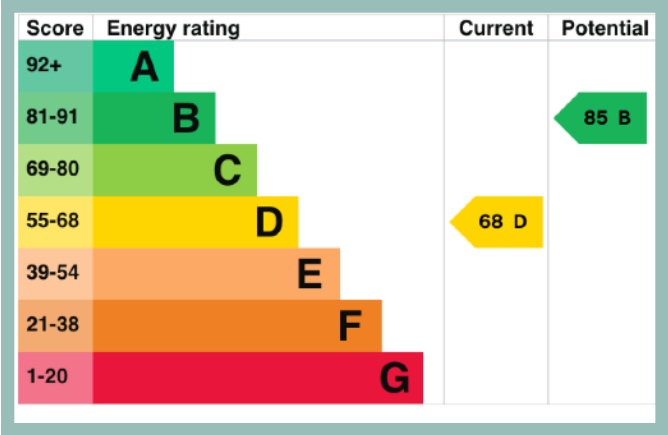
From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade, follow this road down the Promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, take the fourth exit onto Abergele Road, Bryn Avenue is the second turning on the left.

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

Energy Performance Rating Band D

Garage

5.28m x 3.17m (17’4” x 10’5”)



4 Bedroom  
Detached House

43 Bryn Avenue  
Old Colwyn  
LL29 8AH

£390,000  
Reduced From £395,000  
Reference Number: RP3992  
5/06/25

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

