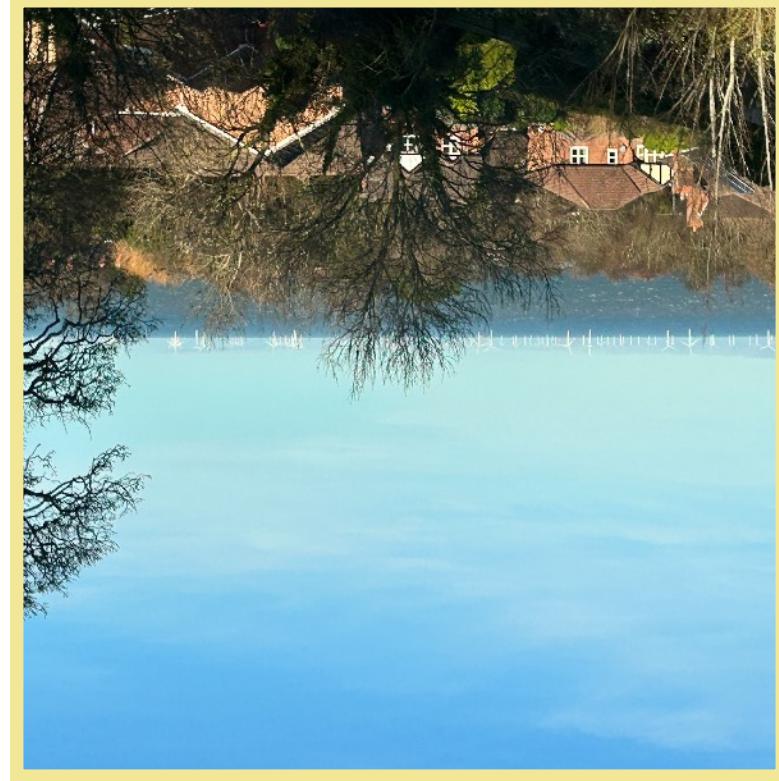


We endeavor to make our details accurate and reliable sales on offer they do not constitute any part of representations of fact and details accurate and reliable but they should not be as statements or

www.fletcherpool.com

F&P Fletcher Pool



Three Bedroom Detached House With Sea Views & Situated In Sought After Location Close To Local Amenities

Description

Glyn farm is a small, picturesque development just outside the Victorian seaside resort of Colwyn Bay. Idyllically situated on the north Wales coastline this three-bedroom detached home is beautifully presented throughout and is only a short walk to the Nant Y Glyn valley and stream. This new development has a safe community feeling with a communal play area for children and situated close to the local schools. The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the presentation throughout, sea views and location.

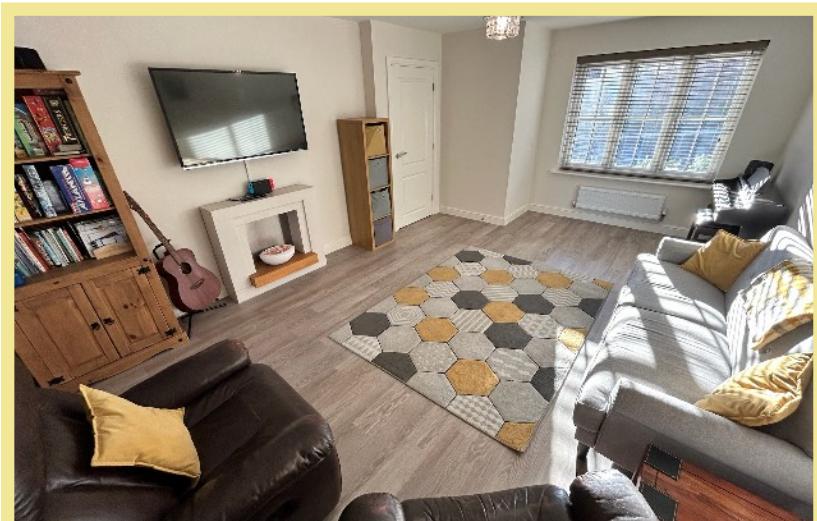
The accommodation on the ground floor briefly comprises, light hallway with w.c leading off it, spacious lounge with LVT oak flooring throughout and venetian blinds, modern open plan kitchen/diner with fully fitted kitchen with integrated appliances and French doors onto the rear garden and cupboard under the stairs. Upstairs there is a landing, master bedroom with mirrored fitted wardrobes and modern contemporary shower room, a second double bedroom with sea views, a single bedroom with sea views and a modern family bathroom.

Outside to the front there is off road parking for around three cars with a side gate to access the rear garden. The rear garden has a flagged patio area of the kitchen/diner, laid to lawn with fenced borders and access to a large garden shed.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE
- ✓ NEW PICTURESQUE DEVELOPMENT WITH COMMUNITY FEEL
- ✓ OPEN PLAN KITCHEN/DINER AND MODERN CONTEMPORARY BATHROOMS THROUGHOUT
- ✓ GOOD SIZED PRIVATE REAR GARDEN WITH SEA VIEWS
- ✓ OFF ROAD PARKING FOR UP TO THREE VEHICLES
- ✓ OPTION TO PURCHASE FURNITURE
- ✓ NO CHAIN

Lounge

5.64m x 3.87m (18'6" x 12'8")



Hallway

3.13m x 1.07m (10'3" x 3'6")

W.C.

1.57m x 0.87m (5'2" x 2'11")

Kitchen/Diner

4.88m x 2.92m (16'0" x 9'7")



Cupboard

2.05m x 0.91m (6'9" x 3'0")

Bedroom One

4.05m x 3.72m (13'4" x 12'3") Into wardrobe

Ensuite

2.72m x 1.82m (8'11" x 6'0")

Bedroom Two

2.97m x 2.72m (9'9" x 8'11")

Bedroom Three

2.97m x 2.08m (9'9" x 6'10")

Bathroom

2.15m x 1.69m (7'1" x 5'7")

Cupboard

0.85m x 0.78m (2'10" x 2'7")

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 one mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right onto the Promenade and continue along, turn right by The Toad public house, at the crossroads continue across, turn left at the mini roundabout onto Conway Road, continue through Colwyn Bay, opposite Eirias Park turn right at the mini roundabout onto Groes Road, turn right onto Glyn Avenue follow this road to the end where Yr Helyg can be found on the left.

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

Energy Performance Rating Band "B"

3 Bedroom
Detached
House

38 Yr Helyg
Colwyn Bay
LL29 8RZ

£270,000

Reduced From £289,950
Reference Number: RP3444
19/12/23

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

