

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 arrangements to view the property.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.

Part of an offer or contract, the seller does not make any representation in relation to the property and we have no authority to do so on behalf of the seller.

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.

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DIAMOND COLLECTION  
Fletcher Pooles



4 Rhodfa Brenig  
Upper Colwyn Bay  
LL29 6EA

# Impressive Four Bedroom Detached House Recently Refurbished to a High Level Throughout

## Description

This impressive four bedroom detached house has undergone a high level of refurbishment in the last 18 months which has included being decorated throughout, new flooring on the ground floor and new carpet upstairs.

The downstairs accommodation has been reconfigured and a light and spacious kitchen created with a number of integrated appliances and kitchen island which can seat up to six people. The bathroom has also been completely renovated to a high standard and a media wall installed in the lounge. This is a property that must be viewed to truly appreciate the size and layout of the rooms and all that it has to offer.

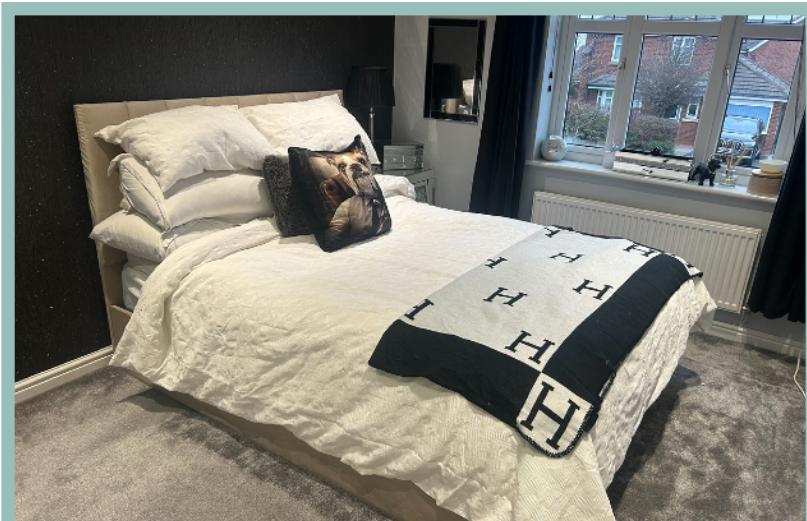
On the ground floor the accommodation comprises of: Hallway, cloakroom, good sized lounge, impressive kitchen/breakfast room with utility cupboard, dining room off the kitchen with access to the garden and with an all year round insulated roof. Also off the kitchen is a family room/Play room.

To the first floor there are four bedrooms and a modern contemporary bathroom. The master bedroom benefits from an ensuite shower room and fitted wardrobes.

Outside to the front of the property there is ample off road parking and a double garage which is currently part utilised as a home office/gym area.

There is an enclosed side and rear garden which is part paved and laid with artificial lawn and a further decked seating area. The rear garden benefits from distant sea views.

- ✓ IMPRESSIVE FOUR BEDROOM DETACHED HOUSE
- ✓ RECENTLY UNDERGONE A HIGH LEVEL OF REFURBISHMENT THROUGHOUT TO INCLUDE A NEW LIGHT & SPACIOUS KITCHEN/BREAKFAST ROOM, NEW BATHROOM AND MEDIA WALL IN THE LOUNGE
- ✓ AMPLE OFF ROAD PARKING & DOUBLE GARAGE-HALF UTILISED AS A HOME OFFICE/GYM
- ✓ MUST BE VIEWED TO APPRECIATE THE LAYOUT AND SIZE
- ✓ ENCLOSED REAR GARDEN WITH ARTIFICIAL LAWN, PAVED SEATING AREA AND DISTANT COUNTRYSIDE VIEWS
- ✓ SITUATED IN A SOUGHT AFTER AREA CLOSE TO AMENITIES AND LOCAL SCHOOLS



4 Bedroom Detached House

4 Rhodfa Brenig  
Upper Colwyn Bay  
LL29 6EA  
**OFFERS OVER  
£375,000**

Reduced From £429,950  
Reference Number: RP3561  
23/04/2024

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

Registered Company  
Number 4687367

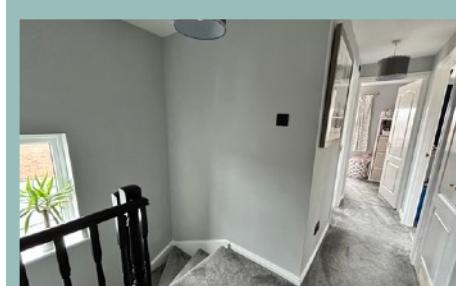
## Valuation

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: [hosonsea@fletcherpoole.co.m](mailto:hosonsea@fletcherpoole.co.m)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



4 Bedroom  
Detached  
House

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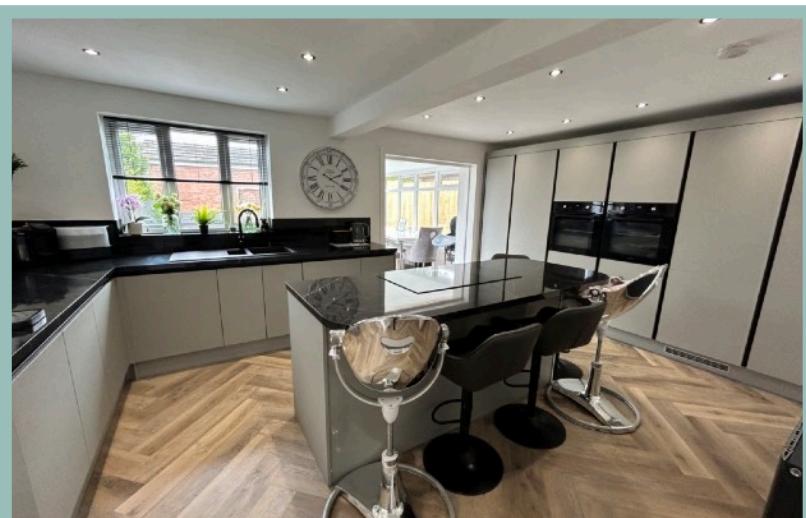
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m  
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**Kitchen/Breakfast Room**

4.87m x 4.18m (16'0" x 13'9")

**Dining Room**

3.58m x 2.43m (11'9" x 8'0")

**Lounge**

5.69m x 3.51m (18'8" x 11'6")

**Cloakroom**

1.84m x 0.81m (6'1" x 2'8")

**Family Room/Play Room**

4.86m x 2.61m (16'0" x 8'7")

**Garage/Home Office/Gym**

5.09m x 2.45m (16'9" x 8'1")

5.09m x 2.37m (16'9" x 7'9")

**Bedroom One**

3.88m x 2.79m (12'9" x 9'2")

**Ensuite**

1.52m x 1.27m (5'0" x 4'2")

**Bedroom Two**

3.29m x 2.79m (10'10" x 9'2")

**Bedroom Three**

3.01m x 2.59m (9'11" x 8'6")

**Bedroom Four**

2.60m x 1.96m (8'7" x 6'5")

**Bathroom**

2.16m x 1.70m (7'1" x 5'7")



4 Bedroom  
Detached  
House

## Location

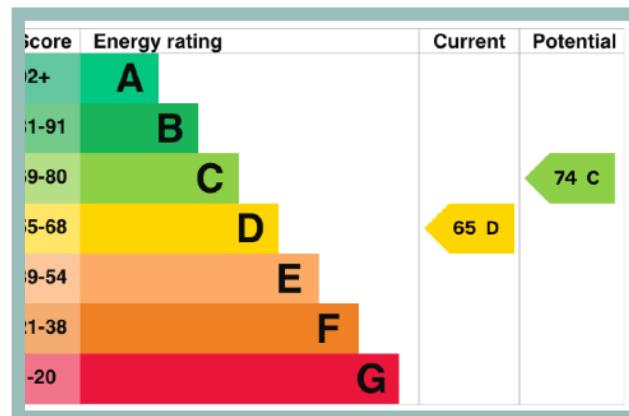
The property is located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school and shops, Colwyn Bay has a variety of shops and amenities and the A55 dual carriageway is approximately 1.5 miles distant.

## Directions

From our Rhos On Sea office turn right 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 and take the second left into Bryn Cadno, then third left into Rhodfa Brenig.

Council Tax Band E

Energy Performance Rating Band D



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