

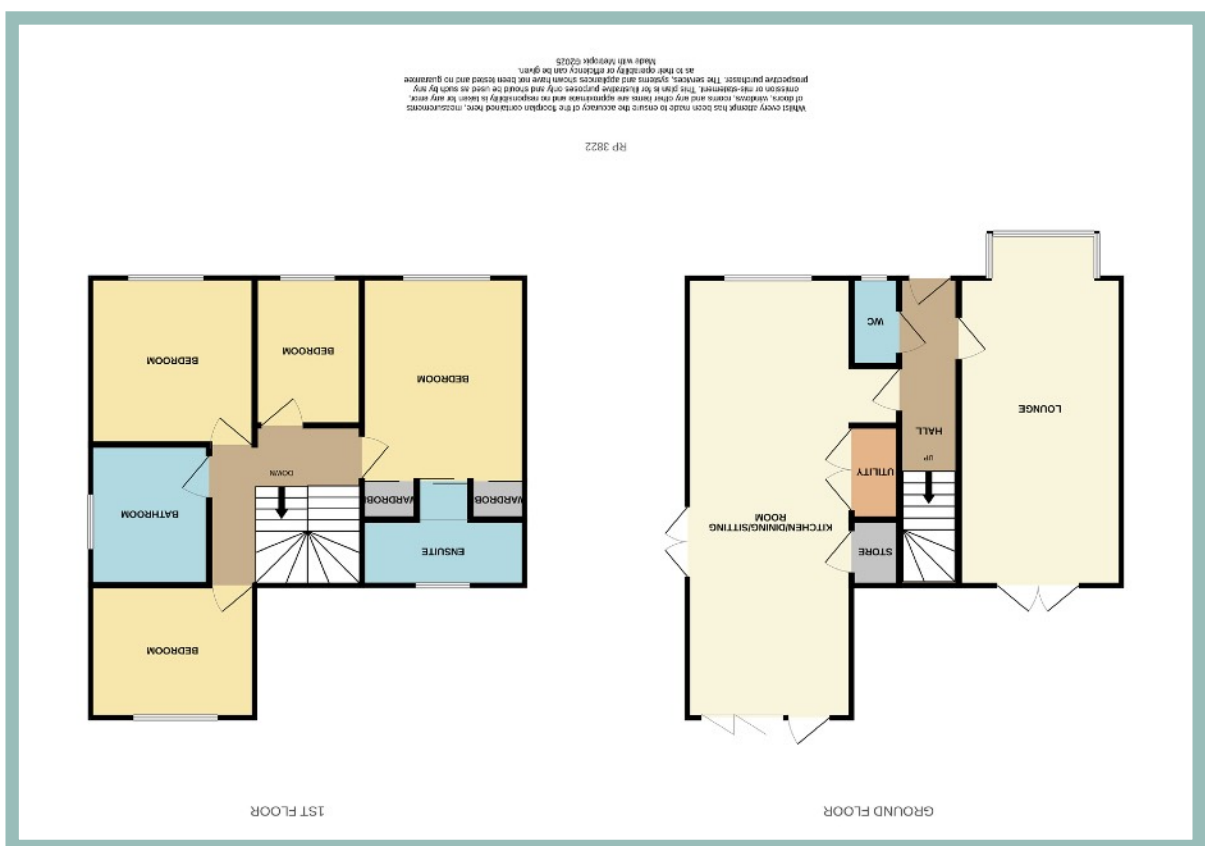
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



Fletcher & Poole
DIAMOND COLLECTION
www.fletcherpoole.com



Impressive Four Bedroom Detached House Situated In A Cul De Sac Location

Description

This impressive four bedroom detached house was built less than two years ago by Penrhyn Homes and has eight years remaining on the NHBC. Built to a high standard every consideration has been made for modern family life with the well planned accommodation benefitting from a stunning open plan kitchen, dining and sitting room and bi-folding doors opening onto the garden. Viewing is highly recommended to not only appreciate the size and layout of the rooms but also the location. Tucked away in a cul de sac the property is close to the amenities of Old Colwyn and Colwyn Bay, local schools including the prestigious Rydal Penrhos, all transport links and with easy access onto the A55. It also benefits from being only a short walk to the promenade and the beach. Outside of the property there is parking for up to four cars, electric car charger and the potential to build a garage, The good size rear garden has a paved seating area and is laid with artificial lawn. The accommodation on the ground floor comprises of hallway, cloakroom, double aspect lounge with access to the garden and an immaculate open plan kitchen, dining and sitting room. The kitchen area has integrated appliances including a double oven, dishwasher and wine cooler and a central island that has a breakfast bar and five ring induction hob. There is also two storage cupboards, one of which is the utility. To the first floor there four bedrooms, three doubles and a good size single and a light and spacious family bathroom. The master bedroom has fitted wardrobes and an ensuite shower room. There is UPVC double glazing and gas central heating.

- ✓ IMPRESSIVE FOUR BEDROOM DETACHED HOUSE
- ✓ BUILT BY PENRHYN HOMES WITH 8 YEARS REMAINING ON THE NHBC
- ✓ WELL PLANNED ACCOMMODATION INCLUDING A STUNNING OPEN PLAN KITCHEN/ DINING/SITTING ROOM
- ✓ TUCKED AWAY IN CUL DE SAC LOCATION CLOSE TO AMENITIES AND PROMENADE
- ✓ GOOD SIZE GARDEN AND PARKING FOR FOUR CARS



4 Bedroom
Detached House

26 Gerddi Derw
Colwyn Bay
LL29 8EQ

£375,000

Reference Number: RP3822
9/01/25

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
web: www.fletcherpoole.com





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Lounge
6.47m x 2.97m (21'3" x 9'9")

W.C.
1.62m x 0.87m (5'4" x 2'11")

Kitchen/Dining/Sitting Room
8.08m x 3.90m (26'6" x 12'10") Maximum

Bedroom One
3.44m x 3.01m (11'4" x 9'11")

Ensuite
2.76m x 1.17m (9'1" x 3'10")

Bedroom Two
3.91m x 2.41m (12'10" x 7'11")

Bedroom Three
3.63m x 2.70m (11'11" x 8'11")

Bedroom Four
2.46m x 1.96m (8'1" x 6'5")

Bathroom
2.47m x 2.28m (8'1" x 7'6")

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

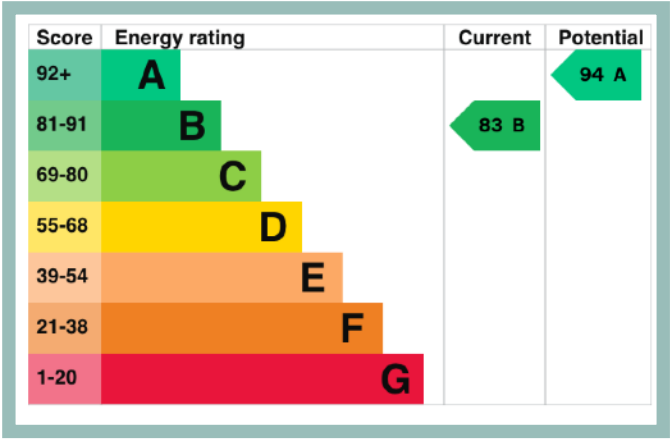
From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade, follow this road down the Promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, take the fourth exit onto Abergele Road, turn right onto Glan Y Don as if heading to the Police Headquarters. Follow the road to the end and veer to the right onto Gerddi Derw.

Council Tax Band: “F” (provided on voa.gov.uk)

Energy Performance Rating Band B

NB: Freehold Property

Maintenance charge of £250 per annum



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