

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.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



1 Rhodfa'r Carneddau
Upper Colwyn Bay
LL29 6EE

Spacious Three Bedroom Detached Bungalow Situated In A Quiet Cul De Sac In A Highly Desirable Residential Area

Description

This spacious three bedroom detached bungalow is situated in a quiet cul-de-sac in the highly desirable residential area of Upper Colwyn Bay. Close to the local shops, school and popular Pen y Bryn public house.

A short drive from both Colwyn Bay & Rhos on Sea for further amenities.

Early viewing is recommended to appreciate the spacious accommodation on offer and it's convenient & desirable location.

To the rear there is an enclosed garden with patio seating area. Lawned with well established trees, plants, shrubs, garden shed and greenhouse.

The bungalow is set back behind a lawned garden at the front with off road parking on the driveway and access into the double garage.

The accommodation comprises of:-

Entrance porch, hallway with built-in storage, french doors into the spacious lounge with fireplace and sliding doors into the conservatory and another set of French doors into the dining room, modern fitted kitchen with integrated appliances to include:-BOSCH dishwasher, BOSCH electric hob and extractor fan, HOTPOINT double oven, utility room with space & plumbing for a washing machine and dryer-door into the garage and door onto the side of the property.

Down the hallway there is a Master bedroom with ensuite shower room and walk in wardrobe, 2nd double bedroom and 3rd bedroom/office, both with fitted wardrobes and bathroom.

The property benefits from gas central heating and UPVC double glazed windows & doors throughout.

- ✓ SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- ✓ INTEGRAL DOUBLE GARAGE
- ✓ OFF ROAD PARKING ON THE DRIVEWAY
- ✓ ENCLOSED REAR GARDEN WITH PATIO SEATING AREA
- ✓ SITUATED IN A QUIET CUL-DE-SAC
- ✓ HIGHLY DESIRABLE RESIDENTIAL AREA



3 Bedroom
Detached
Bungalow

1 Rhodfa'r Carneddau
Upper Colwyn Bay
LL29 6EE

£384,950

Reference Number: **RP4158**
3/12/25

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
m
web: www.fletcherpoole.com





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Porch

1.49m x 1.03m (4'11" x 3'5")

Hallway

4.85m x 1.96m (15'11" x 6'5")

Lounge

5.20m x 4.04m (17'1" x 13'3")

Dining Room

3.20m x 3.09m (10'6" x 10'2")

Conservatory

4.07m x 2.97m (13'4" x 9'9")

Kitchen

5.53m x 2.47m (18'2" x 8'1")

Utility Room

2.69m x 1.59m (8'10" x 5'3")

Double Garage

4.87m x 4.82m (16'0" x 15'10")

Master Bedroom

4.03m x 2.94m (13'3" x 9'8")

Ensuite

2.16m x 1.68m (7'1" x 5'6")

Walk In Wardrobe

1.74m x 1.68m (5'9" x 5'6")

Bedroom Two

3.19m x 3.17m (10'6" x 10'5")

Bedroom Three/Office

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

Bathroom

2.06m x 1.76m (6'9" x 5'9")



Location

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 towards the Promenade. Turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue going straight ahead at the roundabout and crossing above the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo. Continue to the top of the hill and bear left, take a sharp right onto St Andrews Road, turn left onto Rhodfa'r Grug, follow this road, fork right and Rhodfa'r Carneddau can be found on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band F

Energy Performance Rating Band D

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