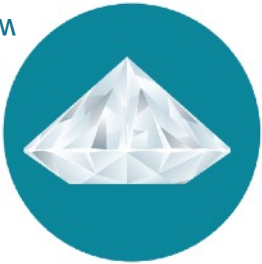


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

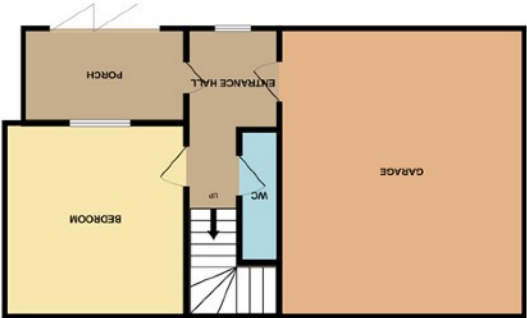
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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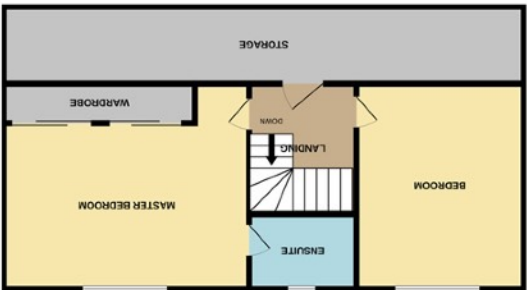
RP 3927



GROUND FLOOR



1ST FLOOR



2ND FLOOR



71 Bryn Cadno
Upper Colwyn Bay
LL29 6DW

Beautifully Presented Four Bedroom Detached House Enjoying Far Reaching Sea & Coastline Views

Description

This beautifully presented four bedroom detached house is situated in Upper Colwyn Bay, a sought after residential area and benefitting from far reaching sea and coastline views. Viewing is recommended to not only appreciate the location but also the accommodation that is laid over three floors and includes not only a large lounge but also a spacious kitchen/diner that opens onto a balcony to take in those fantastic views of the North Wales coastline.

Outside to the front of the property there is a lawn, ample off road parking and access to a double garage. The enclosed rear garden has a paved seating area and then different levels where seating areas have been created, a lawn area and a variety of plants and shrubs.

The accommodation on the ground floor comprises of a large entrance porch with bi-folding doors, hallway with integral access to the garage, wc and a double bedroom. To the first floor is a bedroom/study, immaculate family bathroom, light and spacious lounge with feature log burner and double doors into the open plan kitchen and dining room. The kitchen is fitted with high gloss units and integrated appliances and off this room you gain access to the balcony and utility room. To the second floor there is the master bedroom with built-in wardrobes and en-suite shower room, a fourth bedroom and access to a large storage area built into the eaves. There is UPVC double glazing and gas central heating.

- ✓ BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE
- ✓ BENEFITS FROM FAR REACHING SEA AND COASTLINE VIEWS
- ✓ ACCOMMODATION LAID OVER THREE FLOORS INCLUDING A SPACIOUS KITCHEN/DINER WITH ACCESS TO AN IMPRESSIVE BALCONY
- ✓ VIEWING RECOMMENDED TO APPRECIATE THE SIZE AND LAYOUT OF THE ROOMS
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL AREA
- ✓ AMPLE OFF ROAD PARKING TO THE FRONT, DOUBLE GARAGE AND GOOD SIZE REAR GARDEN



4 Bedroom
Detached
House

71 Bryn Cadno
Upper Colwyn Bay
LL29 6DW

£464,950

Reference Number: RP3927
10/04/25

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





4 Bedroom
Detached
House

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LL29 6DW

£464,950

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Porch

3.03m x 1.80m (9’11”x 5’11”)

Hallway

2.08m x 1.65m (6’10” x 5’5”)

Ground Floor Bedroom

3.46m x 3.68m (11’4” x 12’1”)

W.C.

2.66m x 0.77m (8’9” x 2’7”)

First Floor Bedroom/Study

3.28m x 2.75m (10’9”x 9’0”)

Bathroom

2.25m x 2.06m (7’5” x 6’9”)

Lounge

5.68m x 4.59m (18’8” x 15’1”) Maximum

Kitchen/Dining Room

7.76m x 4.66m (25’6” x 15’4”) Maximim

Balcony

5.44m x 2.23m (17’10” x 7’4”)

Utility Room

2.08m x 1.41m (6’10” x 4’8”)

Master Bedroom

4.67m x 3.93m (15’4” x 12’11”)

Ensuite

2.06m x 1.42m (6’9” x 4’8”)

Bedroom

3.94m x 3.24m (12’11” x 10’8”)





Location

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From the Rhos On Sea office turn right towards the Promenade, turn right onto the Promenade, continue for about a mile, turn right by The Toad Public House, go straight ahead at the crossroads, go straight ahead at the mini roundabout, turn right onto Lansdowne Road, carry on up Kings Road as the road bears left, continue to the top of the hill, turn left onto Pen Y Bryn Road and a right turn onto St Andrews Road, Bryn Cadno is the second turning on the left hand side.

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

Energy Performance Rating Band C

4 Bedroom
Detached
House

71 Bryn Cadno
Upper Colwyn Bay
LL29 6DW

£464,950

Reference Number: *RP3927*
10/04/25

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