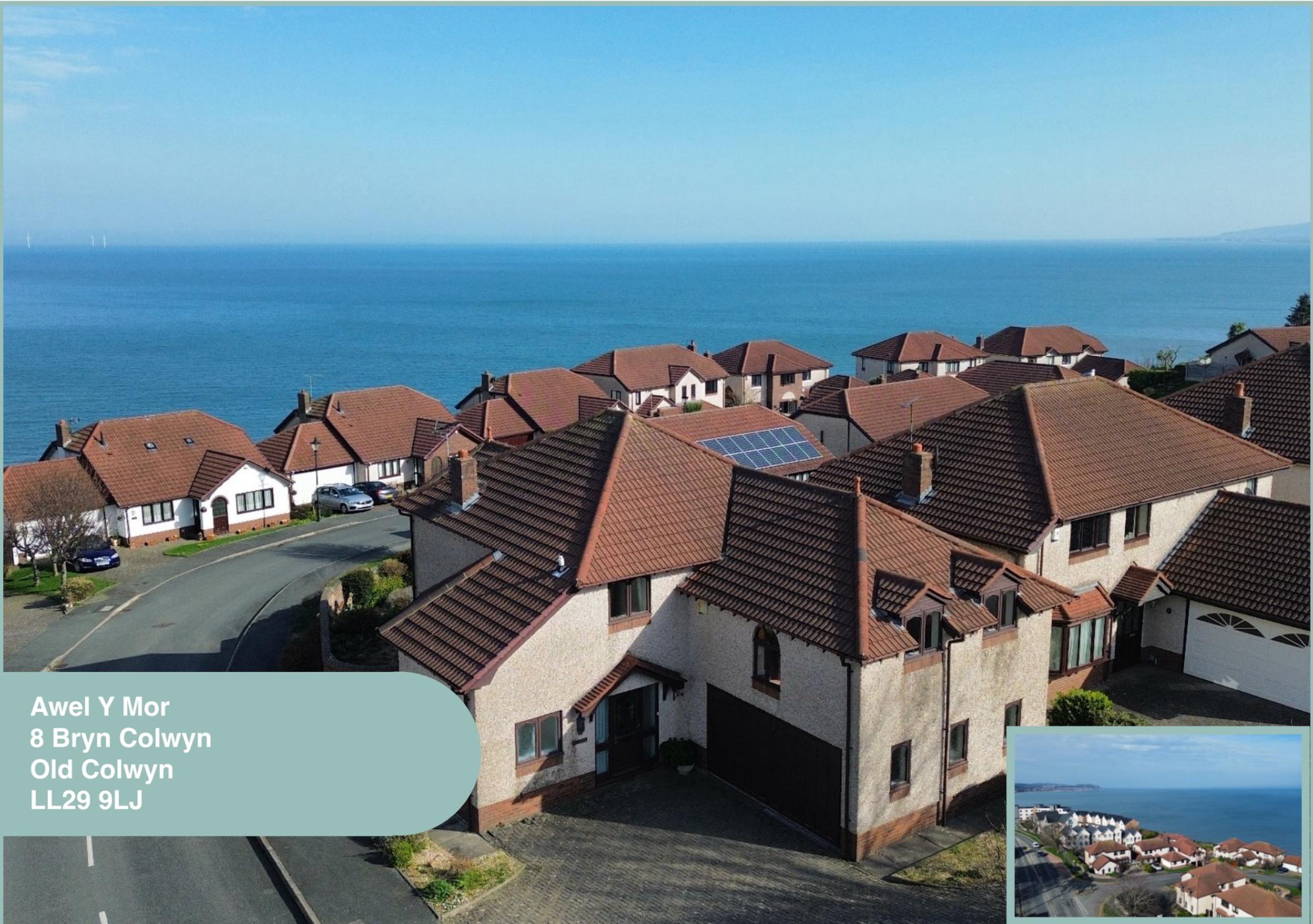


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf 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.



Awel Y Mor  
8 Bryn Colwyn  
Old Colwyn  
LL29 9LJ



# Spacious Three Bedroom Detached Family House Situated In An Elevated Location With Far Reaching Sea Views

## Description

This light & spacious three bedroom detached family home is situated in an elevated location with far reaching sea views. Close to the local shops, schools & other amenities in Old Colwyn. A short drive from both Colwyn Bay & Rhos on Sea for the promenade & beach.

The accommodation comprises of:-

Entrance porch, spacious hallway with built-in storage cupboard, cloakroom, study, large lounge with bay window and French doors opening into the dining room, sliding doors into the conservatory at one end and a door into the kitchen at the other end, kitchen, utility room with access door into the integral double garage which has a door out onto the side of the property.

Staircase in the hallway leads you to the Master bedroom suite with bay window and a range of fitted wardrobes, dressing room and ensuite shower room, good-sized under eaves storage room. A further two double bedrooms, large storage room and a family shower room complete the 1st floor.

The 2nd bedroom has the potential to be converted into 2 bedrooms and the large storage room would make an ideal ensuite (see floorplan)

To the front of the property is a block-paved driveway with substantial off-road parking and access into the integral double garage.

The rear garden is gravel & paved for low maintenance and enjoys the far reaching sea views.

The property benefits from gas central heating and UPVC double glazed windows and doors throughout. Early viewing is recommended to appreciate the spacious property on offer and it's elevated location with far reaching sea views.

- ✓ THREE BEDROOM DETACHED FAMILY HOUSE
- ✓ MASTER SUITE WITH DRESSING ROOM & ENSUITE
- ✓ FAR REACHING SEA VIEWS
- ✓ SUBSTANTIAL OFF-ROAD PARKING
- ✓ INTEGRAL DOUBLE GARAGE
- ✓ LOW MAINTENANCE GARDENS
- ✓ POTENTIAL TO BE CONVERTED INTO A FOUR BEDROOM FAMILY HOME
- ✓ NO CHAIN



3 Bedroom  
Detached House

Awel Y Mor  
8 Bryn Colwyn  
Old Colwyn  
LL29 9LJ

£395,000

NO CHAIN

Reference Number: RP4218

26/02/26

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: rhosonseas@fletcherpoole.com

m

web: [www.fletcherpoole.com](http://www.fletcherpoole.com)





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#### Porch

1.80m x 1.00m (5'11" x 3'4")

#### Hallway

4.26m x 2.74m (14'0" x 9'0")

#### Cloakroom

2.35m x 1.77m (7'9" x 5'10")

#### Study

2.99m x 2.35m (9'10" x 7'9")

#### Lounge

6.19m x 4.25m (20'4" x 14'0")

#### Dining Room

3.14m x 2.97m (10'4" x 9'9")

#### Conservatory

3.42m x 3.09m (11'3" x 10'2")

#### Kitchen

3.60m x 2.97m (11'10" x 9'9")

#### Utility Room

2.97m x 1.79m (9'9" x 5'11")

#### Double Garage

5.70m x 5.20m (18'8" x 17'1")

#### Storage Room

1.97m x 1.15m (6'6" x 3'9")

#### Master Bedroom

4.56m x 3.66m (15'0" x 12'0")

#### Ensuite

2.40m x 1.82m (7'11" x 6'0")

#### Dressing Room

2.51m x 2.42m (8'3" x 8'0")

#### Under Eaves Storage Room

4.94m x 2.39m (16'3" x 7'10")

#### Bedroom Two

5.42m x 4.88m (17'9" x 16'0")

#### Bedroom Three

4.56m x 2.96m (15'0" x 9'9")

#### Shower Room

2.64m x 1.97m (8'8" x 6'6")

## 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 larger shops is approximately two 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 towards the Promenade, turn right onto the Promenade. Continue along this road to the end, bear right onto Wynnstay Road, continue to the top of the road, bear left onto Abergele Road, at the top of the hill turn left onto Bryn Colwyn.

Council Tax Band: "G" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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