

We endeavor 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 traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



33 Bryn Rhyg
Upper Colwyn Bay
LL29 6DP

Well Presented One Bedroom Semi Detached House Situated In A Sought After Location

Description

A well-presented one bedroom semi detached house, situated on a good-sized plot and in the popular Colwyn heights which is close to the local amenities including the convenience store, Pen Y Bryn Pub and schools.

The property benefits from UPVC double glazing and gas Ch and viewing is high recommended to appreciate the presentation throughout, sunny rear garden and location at the end of the cul de sac.

The accommodation briefly comprises, side door directly into the kitchen/diner, modern fitted kitchen, with breakfast bar and cupboard under the stairs, good sized lounge with feature fireplace, stairs provide access to the first floor, where there is a light spacious landing, double bedroom with distant sea views, two built in wardrobes and a large cupboard over the stairs, modern contemporary ensuite showeroom.

Outside to the front is a driveway with off road parking for around two cars, laid to lawn with mature hedging. The sunny rear garden is enclosed with fenced borders, laid to lawn with mature shrubs and trees, with a flagged patio area with a pergola.

- ✓ WELL PRESENTED ONE BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION IN A QUIET CUL DE SAC
- ✓ SUNNY REAR GARDEN
- ✓ BENEFITTING FROM OFF ROAD PARKING
- ✓ NO CHAIN

Lounge

10'11" x 10'10" (3.32m x 3.30m)



Kitchen/Diner

10'11" x 9'0" (3.32m x 2.73m) Maximum



Store Cupboard/Pantry

3'4" x 2'11" (1.02m x 0.89m)

Bedroom

10'11" x 9'7" (3.32m x 2.91m)



Cupboard 1

2'1" x 1'11" (0.62m x 0.57m)

Cupboard 2

2'1" x 1'11" (0.62m x 0.57m)

Cupboard 3

3'0" x 2'10" (0.90m x 0.85m)

Shower Room

7'10" x 4'10" (2.38m x 1.48m)



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 left 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, take the second left onto Bryn Cadno, Bryn Rhyg can be found on the right.

Council Tax Band: "B" (provided on www.voa.gov.uk)
Energy Performance Rating Band "C"

1 Bedroom
Semi Detached
House

33 Bryn Rhyg
Upper Colwyn Bay
LL29 6DP

£149,950

NO CHAIN

Reference Number:RP4220
27/02/26

Fletcher & Poole,
Haddon Court, Penrhyn
Avenue
Rhos-on-Sea, LL28 4NH

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		