

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.

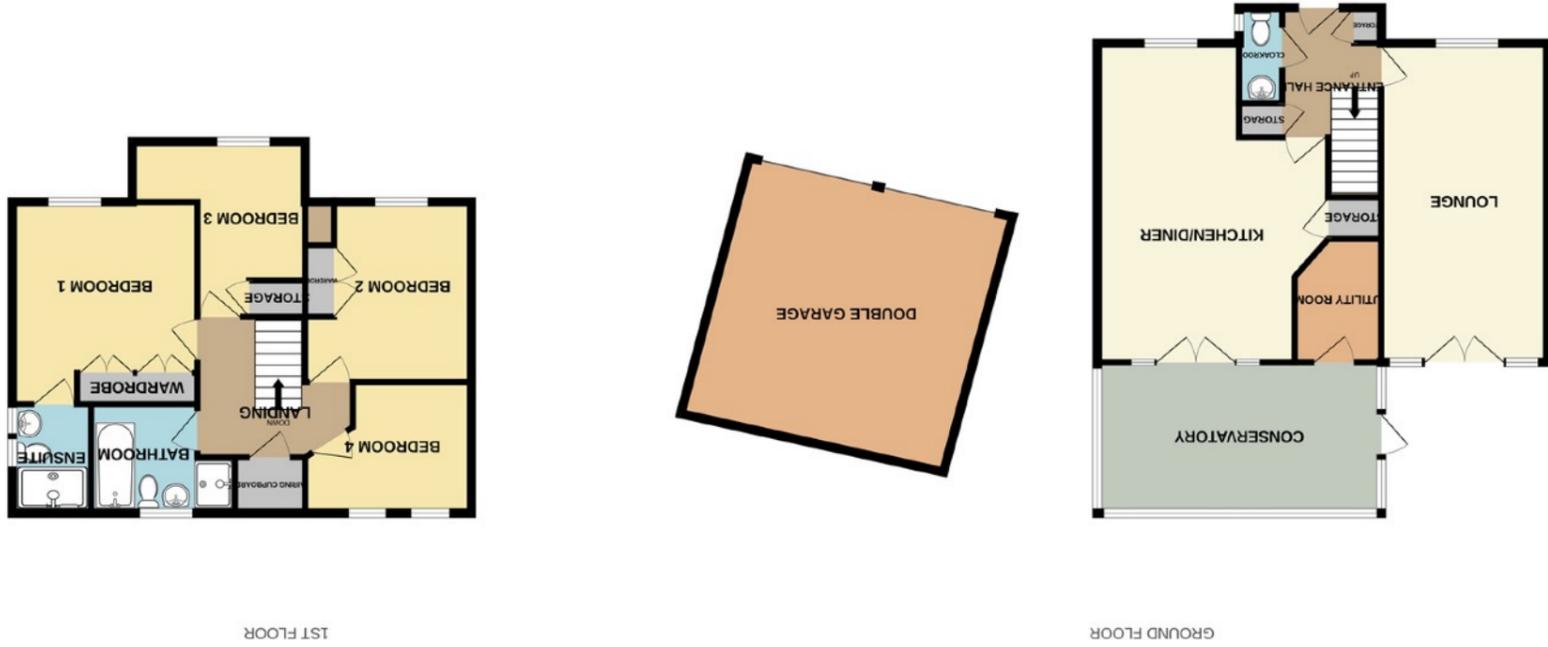
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling 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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4233



3 Cerddedfa Glyder
Upper Colwyn Bay
Conwy
LL29 6ED



SPACIOUS FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA

Description

This four bedroom detached family home is situated in a small and quiet cul-de-sac in the popular residential area of Colwyn Heights, close to the local shops, Pen Y Bryn junior school and popular Pen Y Bryn pub. A short drive to Colwyn Bay for high schools, promenade, beach & further amenities.

Outside to the front is a driveway with substantial off-road parking and access into the detached double garage. The enclosed south facing rear garden is private, laid to lawn with fenced & hedged borders and paved patio seating area off the conservatory.

The accommodation comprises of:-

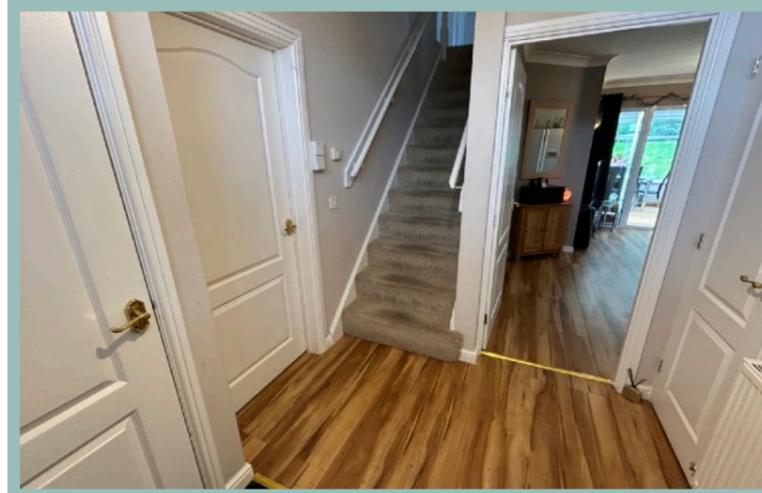
Entrance hallway with built-in storage, cloakroom, spacious lounge with French doors out onto the patio, open-plan kitchen/diner, utility room and large conservatory.

Stairs in the entrance hall lead up to four double bedrooms, the master bedroom having a range of fitted wardrobes and ensuite shower room, family bathroom with shower & separate bath. Far reaching sea views can be enjoyed from the front-facing bedrooms.

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

Early viewing is highly recommended to appreciate this spacious family home and it's popular, sought after residential location.

- ✓ FOUR BEDROOM DETACHED FAMILY HOUSE
- ✓ SITUATED IN A POPULAR & SOUGHT AFTER RESIDENTIAL AREA
- ✓ SUBSTANTIAL OFF-ROAD PARKING
- ✓ DETACHED DOUBLE GARAGE
- ✓ ENCLOSED SOUTH-FACING GARDEN
- ✓ FAR REACHING SEA & COUNTRYSIDE VIEWS
- ✓ FREEHOLD



4 Bedroom Detached Home

3 Cerddedfa Glyder
Upper Colwyn Bay
Conwy
LL29 6ED

£395,000

Reference Number: RP4233
18/3/26

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
web: www.fletcherpoole.com





4 Bedroom Detached Home

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Upper Colwyn Bay
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£395,000

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Lounge

6.10m x 3.18m (20' x 10' 5")

Kitchen/Diner

6.09m x 3.78m (19' 11" x 12' 5")

Utility Room

2.36m x 1.65m (7' 9" x 5' 5")

Conservatory

5.34m x 2.88m (17' 8" x 9' 5")

Double Garage

5.12m x 5.09m (16' 10" x 16' 8")

Bedroom One

3.59m x 3.39m (11' 9" x 11' 1")

Ensuite

2.09m x 1.52m (6' 10" x 5')

Bedroom Two

3.50m x 3.32m (11' 6" x 10' 11")

Bedroom Three

3.76m x 3.44m (12' 4" x 11' 3")

Bedroom Four

3.17m x 2.58m (10' 5" x 8' 6")

Bathroom

2.44m x 1.94m (8' x 6' 4")

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 office 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 and take the second left onto Bryn Cannon. Take the third left turn into Rhoda Bring then turn right into Cerddedfa Glyder.

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

Energy Performance Rating Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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