

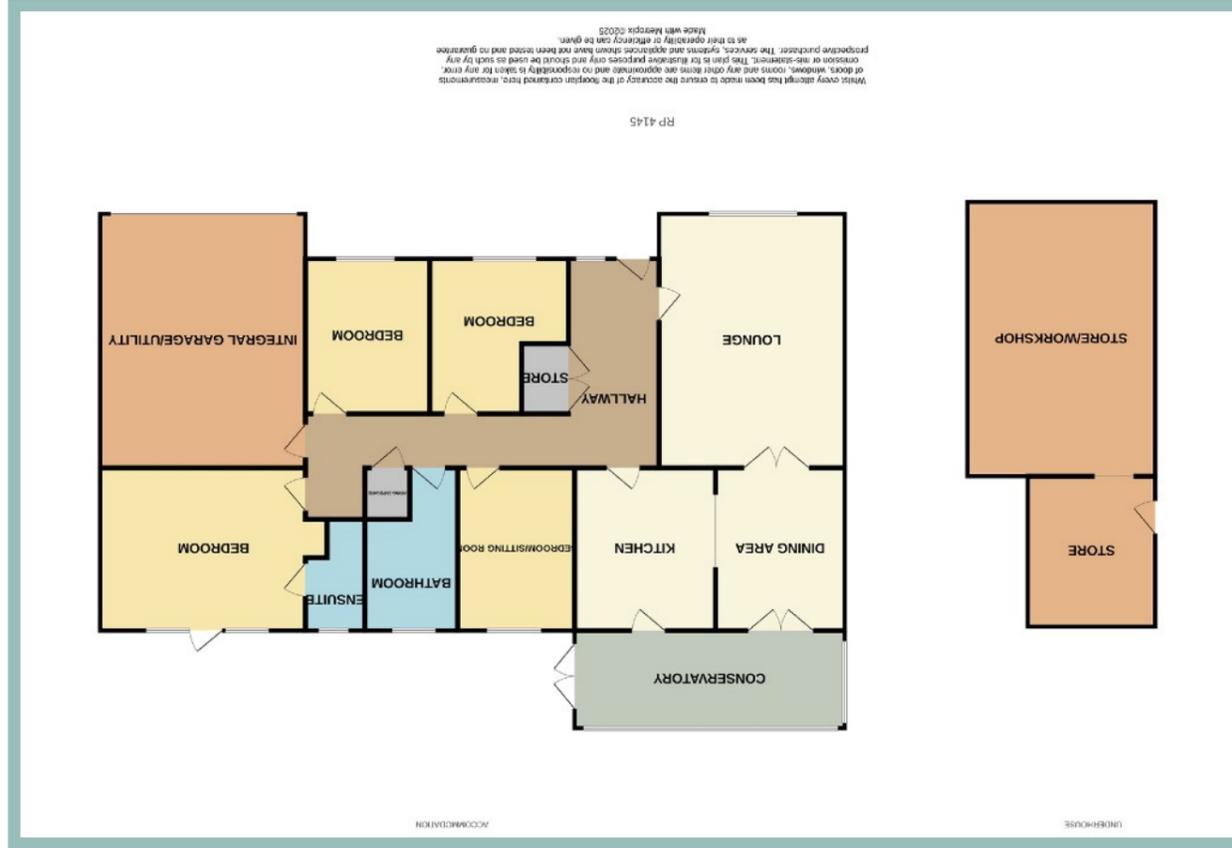
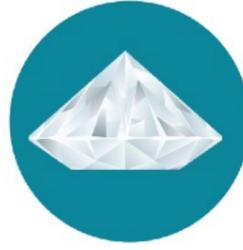
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

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  
DIAMOND COLLECTION



9 Pine Court  
Upper Colwyn Bay  
LL28 5YL

# Spacious Four Bedroom Detached Bungalow Situated In A Sought After Residential Area In A Quiet Cul De Sac

## Description

This spacious four bedroom detached bungalow must be viewed to truly appreciate the space and layout of its accommodation. In the last 10 years the current vendors have refurbished the property including reconfiguring the layout, replacing the conservatory and installing a new kitchen, bathroom and ensuite. The well planned accommodation also includes four double bedrooms.

Situated in the sought after residential area of Upper Colwyn Bay in a quiet cul-de-sac the property is set within a beautifully landscaped garden with a distinctive open porch to the front and a south facing garden to the rear. The front garden has a block paved driveway with ample off-road parking and a lawn area with border surround. The rear garden is also laid to lawn with a variety of well established plants and shrubs and paved and decked searing areas. From the side of the property there is access to under house storage rooms/work shop.

The accommodation comprises of 'L' shaped hallway with built-in storage and an airing cupboard, a light and spacious lounge with a built in multi fuel burner and double doors that lead into the dining area and kitchen with both having access to a large conservatory. There are four double bedrooms, one currently being used as an additional sitting room and the master with an ensuite shower room and with access to the garden and a good size family bathroom. From the hallway there is integral access to the double garage which has an electric up and over door and utility area at the rear.

- ✓ SPACIOUS FOUR BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA IN A QUIET CUL DE SAC
- ✓ PROPERTY HAS BEEN TOTALLY REFURBISHED IN THE LAST 10 YEARS
- ✓ WELL PLANNED ACCOMMODATION INCLUDING FOUR DOUBLE BEDROOMS
- ✓ OFF ROAD PARKING, DOUBLE GARAGE, UNDERHOUSE STORAGE/ WORKSHOP
- ✓ BEAUTIFULLY LANDSCAPED GARDEN WITH A DISTINCTIVE OPEN PORCH TO THE FRONT AND SOUTH FACING REAR GARDEN
- ✓ NO CHAIN



4 Bedroom  
Detached  
Bungalow

9 Pine Court  
Upper Colwyn Bay  
LL28 5YL

£435,000

**NO CHAIN**

Reference Number: RP4145  
12/11/25

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





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**Lounge**

5.88m X 4.32m (19'4" x 14'2")

**Dining Area**

3.78m X 3.00m (12'5" x 9'10")

**Kitchen**

3.79m x 3.26m (12'5" x 10'9")

**Conservatory**

6.35m x 2.29m (20'10" x 7'6")

**Bedroom One**

4.71m x 3.78m (15'6" x 12'5")

**Ensuite**

2.56m x 1.40m (8'5" x 4'7")

**Bedroom Two**

3.58m x 2.87m (11'9" x 9'5")

**Bedroom Three**

3.56m x 3.02m (11'8" x 9'11")

**Bedroom Four**

3.78m x 2.71m (12'5" x 8'11")

**Bathroom**

3.75m x 2.14m (12'4" x 7'0")

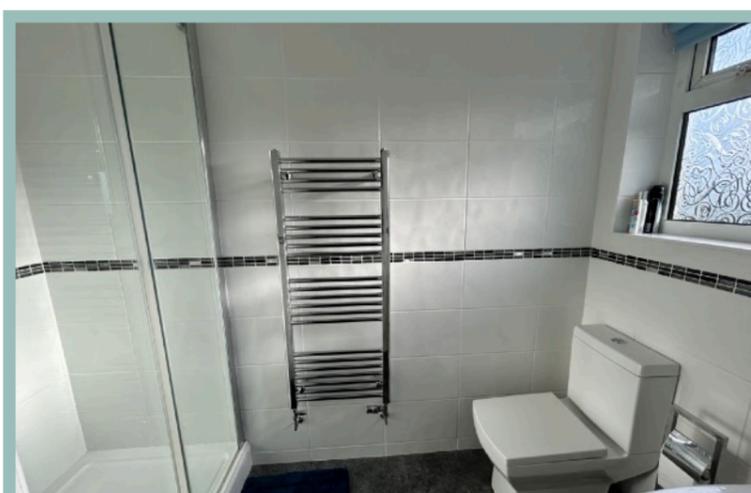
**Garage**

6.06m x 5.18m (19'11" x 17'0")

**Under House Rooms**

3.52m x 2.94m (11'7" x 9'8")

5.88m x 4.34m (19'4" x 14'3")



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email: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
m  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

## Location

Located in the Upper Colwyn bay area of Colwyn Bay which is a popular residential area with its local shops, schools and other amenities.

The A55 dual carriageway is close by for easy access to Chester and the motorways beyond, as is the main rail line from Holyhead to London Euston.

## Directions

From the Rhos On Sea office turn towards the promenade, turn right onto the promenade, take the first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue straight ahead at the traffic lights passing over the A55, turn left at the mini roundabout, turn right onto Kings Road signposted to the Zoo, continue up the hill, at the top bear right onto Pen Y Bryn Road, turn left onto Llanrwst Road at the T junction, continue up the road where Pine Court can be found on the right hand side.

Council Tax Band F

Energy Performance Rating Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

