

Please contact us before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
We strongly recommend that all information of particular importance to you will be provided to you by your agent or to make further arrangements. We will also 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 arrangements.
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 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.

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FLETCHER POOLE
DIAMOND COLLECTION



9 Gwynant
Old Colwyn
LL29 9NJ

Stunning Four Bedroom Detached House Situated On A Large Plot In A Sought After Location With Panoramic Sea Views Towards Rhos on Sea

Description

A stunning four bedroom detached house situated on a large plot and in a sought-after location. The property has been refurbished by the current owners to a high standard throughout to include a modern fitted kitchen with integrated appliances, quartz worktops and feature island, three new bathrooms with porcelain tiles and a modern contemporary log burner in the conservatory/orangery.

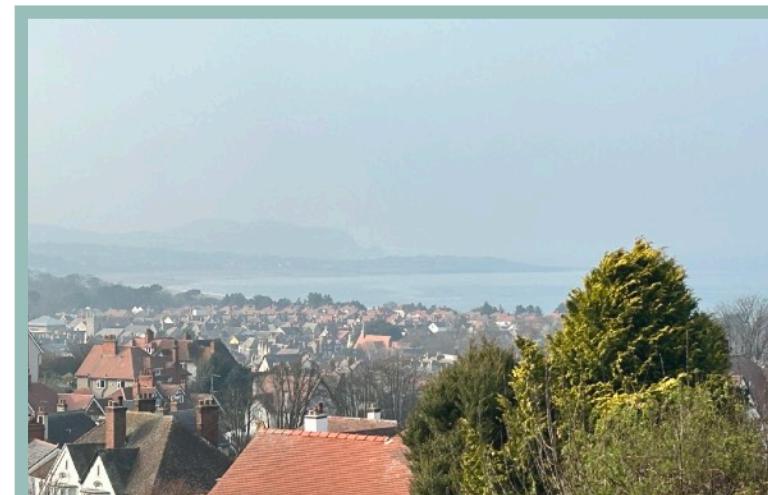
The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the spacious layout, presentation throughout, large, landscaped garden and location.

The accommodation on the ground floor briefly comprises, hallway, spacious lounge with sliding doors providing access to the orangery/conservatory which runs the full width of the property with a modern contemporary log burner in the corner with slate hearth and tiled surround, bi-folding doors provide access into the open plan kitchen/diner with porcelain tiled floor and modern fitted kitchen with Island, w.c with a door providing access through to the double integral garage, dining room/snug with a bay window to the front aspect and cupboard under the stairs for storage.

Upstairs is a landing, large master bedroom with fitted wardrobes and distant hillside views, a modern contemporary ensuite shower room with quartz tops and porcelain patterned tiled floor, a second double bedroom with modern ensuite shower room, fitted wardrobes and sea views, a further two large double bedrooms both with fitted wardrobes, a modern family bathroom with fitted cupboards and feature patterned tiles around the bath and an airing cupboard.

Outside to the front is a driveway providing off road parking for around four cars with double garage with electric up and over door, laid to lawn with mature shrubs. A side gate provides access to the rear garden, which has a flagged patio area off the conservatory, a raised decked area over looks the large lawn which is surrounded by a variety of mature shrubs and trees, at the bottom of the garden is a further private raised decked area surrounded by mature trees, to the side of the property is a good sized shed for storage.

- ✓ STUNNING FOUR BEDROOM DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ MODERN KITCHENS & BATHROOMS THROUGHOUT
- ✓ FOUR DOUBLE BEDROOMS & THREE BATHROOMS
- ✓ BEAUTIFUL CONSERVATORY WITH LOG BURNER
- ✓ LARGE LANDSCAPED GARDENS WITH DISTANT SEA VIEWS
- ✓ OFF ROAD PARKING FOR FOUR CARS & DOUBLE GARAGE



4 Bedroom Detached House

9 Gwynant Old Colwyn LL29 9NJ

£475,000

Reference Number: RP3890
19/03/25

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: rhosonsea@fletcherpoole.co.m
web: www.fletcherpoole.com





4 Bedroom
Detached House

9 Gwynant
Old Colwyn
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Lounge

4.59m x 3.69m (15'1" x 12'1")

Dining Room

3.32m x 2.70m (10'11" x 8'11")

Kitchen/Diner

4.82m x 4.38m (15'10" x 14'5")

W.C.

1.85m x 1.00m (6'1" x 3'3")

Conservatory

9.84m x 4.38m (32'4" x 14'5")

Master Bedroom

5.17m x 4.81m (17'0" x 15'10")

Ensuite

2.46m x 1.89m (8'1" x 6'3")

Bedroom Two

3.91m x 3.71m (12'10 x 12'2")

Ensuite

2.68m x 0.93m (8'10" x 3'1")

Bedroom Three

4.67m x 2.76m (15'4" x 9'1")

Bedroom Four

3.75m x 2.57m (12'4" x 8'5")

Bathroom

2.69m x 1.90m (8'10" x 6'3")





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.

Integral Double Garage

5.06m x 4.87m (16'7" x 16'0")

Directions

From the Rhos On Sea office turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue going straight ahead at the roundabout and join the A55 in the direction of Chester leave the A55 at the second junction signposted Old Colwyn and turn right at the end of the slip road and proceed to the roundabout. Turn left at the roundabout onto Abergele Road and continue through Old Colwyn, pass Aldi, turn right onto Bodelwyddan Avenue, turn right onto Gwynant.

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

Energy Performance Rating Band C

4 Bedroom
Detached House

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