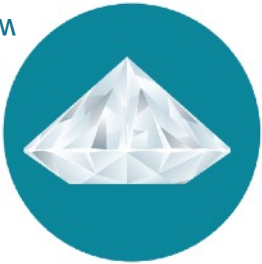


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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.

Fletcher & Poole  
DIAMOND COLLECTION  
www.fletcherpoole.com



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







## 4 Bedroom Detached House

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m  
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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

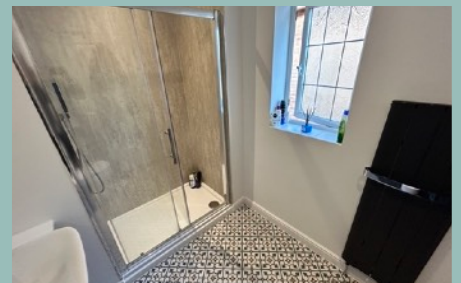
4.67m x 2.76m (15'4" x 9'1")

### 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](http://voa.gov.uk))

Energy Performance Rating Band C

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