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Fletcher & Poole



The View
46a Bryn Cadno
Upper Colwyn Bay
LL29 6DW

Immaculately Presented Recently Built Three Bedroom Detached House Situated In The Sought After Location Of Upper Colwyn Bay

Description

This immaculately presented three bedroom detached house was built in 2022. With 10 year ABC building guarantee issued at completion.

Situated in the sought after area of Upper Colwyn Bay, with easy access to local amenities, schools and the popular public house.

The property briefly comprises of:

Entrance porch with w.c which opens onto the contemporary spacious open plan lounge/diner/kitchen with modern fully fitted kitchen and integrated appliances. This is a great entertaining space and flows out onto the paved patio seating area and enclosed rear garden through French patio doors. There is also a utility room. Stairs lead to the first floor where there is a master bedroom with ensuite shower room, two further double bedrooms and a modern family bathroom. To the front of the property there is ample off road parking for 2 cars. At the rear of the house the enclosed garden is mainly laid to lawn with fenced borders, shed and a paved patio seating area. Far reaching countryside views can be enjoyed from the front of the property. The house benefits from UPVC double glazing, gas central heating, hard wired internet and in built sprinkler system throughout. Viewing is highly recommended to appreciate the spacious layout, location and presentation.

- ✓ THREE BEDROOM DETACHED HOUSE
- ✓ NEWLY BUILT IN 2022
- ✓ SPACIOUS OPEN PLAN LAYOUT DOWNSTAIRS
- ✓ PRIME LOCATION IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ HARD WIRED INTERNET

Lounge/kitchen/Diner

8.50m x 4.40m (27'11" x 14'5")



Utility Room

1.74m x 1.32m (5'9" x 4'4")

W.C.

1.67m x 1.19m (5'6" x 3'11")

Bedroom One

3.53m x 3.01m (11'7" x 9'11")



Ensuite

1.83m x 1.72m (6'0" x 5'8")

Bedroom Two

4.34m x 2.39m (14'3" x 7'10")

Bedroom Three

3.42m x 2.51m (11'3" x 8'3")

Bathroom

1.83m x 1.71m (6'0" x 5'8")



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 right 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 and take the second left into Bryn Cadno.

Council Tax Band: E

Energy Performance Rating Band: B

3 Bedroom
Detached
House

The View
46a Bryn Cadno
Upper Colwyn Bay
LL29 6DW

£299,950

Reference Number: RP3500
21/02/24

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

