

Please contact us before viewing the property, if there is any point of particular importance to you are concerned about the property is referred to provide additional information or to make further arrangements. We will also confirm that the property remains available. This is particularly important if you are considering travelling some distance to view the property.

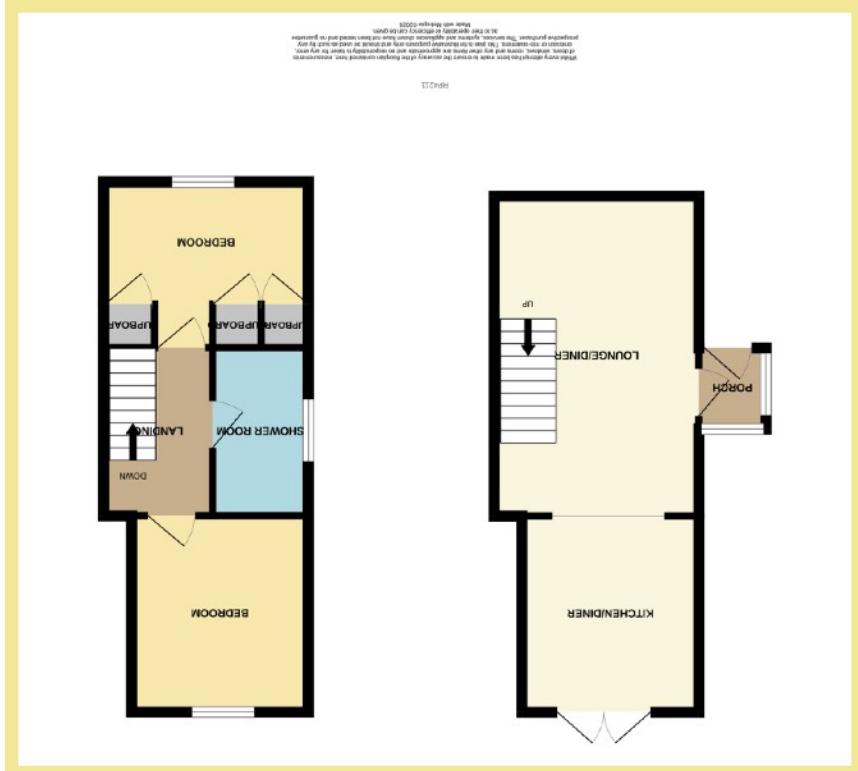
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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 endeavor 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 representations in relation to the property and we have no authority to do so on behalf of the seller.

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F&P Fletcher Pool



6 Bryn Cadno  
Upper Colwyn Bay  
LL29 6DW

# Well Presented & Extended Two Bedroom Semi Detached House & Situated On A Good Size Plot In A Sought After Location

## Description

A well presented and extended two-bedroom semi-detached house situated on a large plot and in the popular Colwyn heights which is close to the local amenities including the convenience store, Pen Y Bryn Pub and schools. The property has been extended to the rear with a double height extension to create a large kitchen/diner and master bedroom. The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the presentation throughout, extension and good-sized plot set behind mature trees.

The accommodation on the ground floor briefly comprises, porch, spacious lounge/diner, an open archway provides access to a good sized kitchen with French doors onto the rear garden, stairs from the lounge lead upto a landing where there is a large double bedroom to the rear with sea views, a second double bedroom to the front aspect with built in wardrobes and a modern contemporary shower room. Outside to the front is a large sweeping driveway laid to chippings with off road parking for around three to four cars, laid to lawn with mature trees. The rear garden is enclosed with fenced borders and laid to lawn.

- ✓ WELL PRESENTED & EXTENDED TWO BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED IN A POPULAR RESIDENTIAL LOCATION
- ✓ GOOD SIZE KITCHEN/DINER & MODERN CONTEMPORARY SHOWER ROOM
- ✓ LARGE PLOT WITH OFF ROAD PARKING

## Lounge

3.31m x 5.16m (10'11" x 16'11")



## Kitchen/Diner

2.85m x 3.16m (9'4" x 10'5")



## Porch

1.08m x 1.31m (3'7" x 4'4")

## Bedroom One

3.31m x 2.67m (10'11" x 8'9")

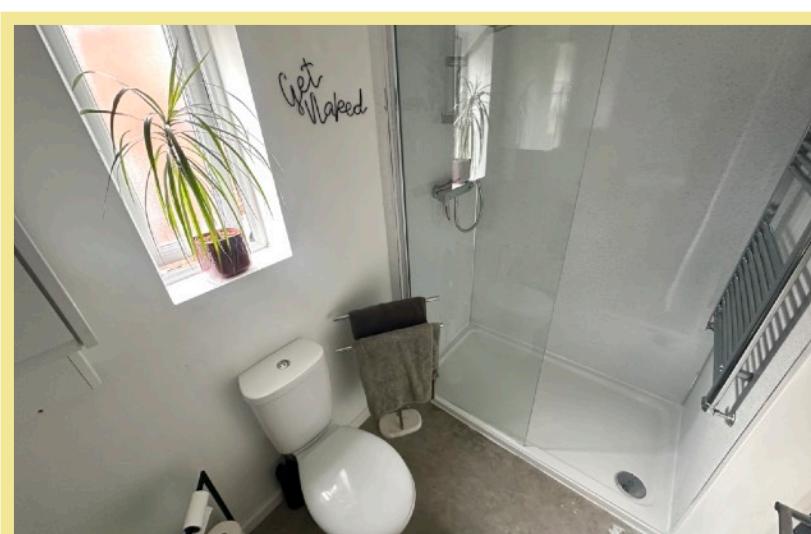


## Bedroom Two

2.85m x 3.16m (9'4" x 10'5")

## Shower Room

1.55m x 2.71m (5'1" x 8'11")



## 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 where the property can be found on the right hand side on the corner of Bryn Celyn.

Council Tax Band: B

Energy Performance Rating Band: TBC

2 Bedroom  
Semi Detached  
House

6 Bryn Cadno  
Upper Colwyn Bay  
LL29 6DW

£209,950

Reference Number: RP4211  
18/02/26

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

