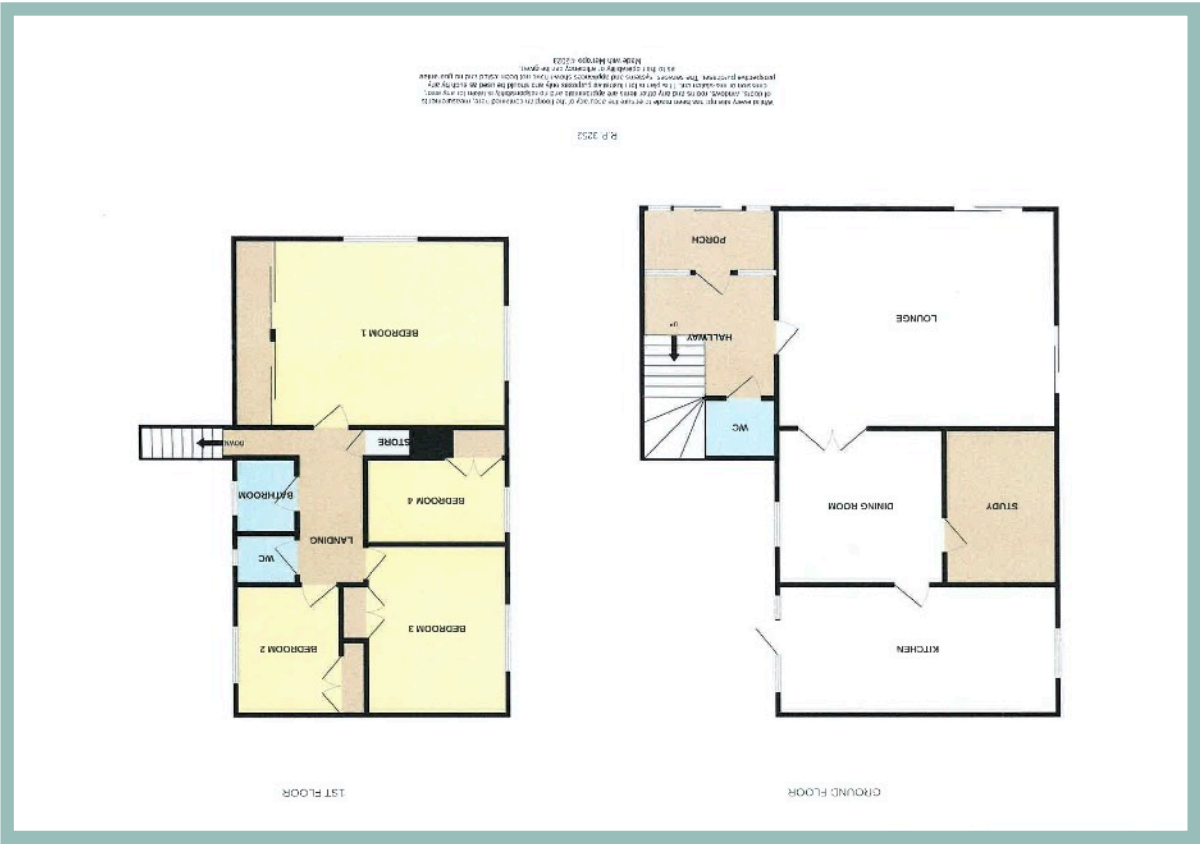


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



38 Bryn Avenue
Old Colwyn
LL29 8AH

Well Presented Four Bedroom Detached House Enjoying Breathtaking Country & Coastline Views

Description

This unique four bedroom detached house is located close to local amenities, easy walking distance of both primary and secondary schools, Eirias Park and a fabulous sandy beach. The property retains plenty of character and charm and offers a wealth of potential. The property was constructed for the vendor's family and has never previously come to the market. In brief the accommodation comprises of an enclosed porch, a grand entrance hallway, downstairs/upstairs WCs, large dining room and lounge (connected open plan); the latter opening via patio windows onto a wrap around balcony, an office room and a large kitchen/breakfast room onto the rear garden. On the first floor the master bedroom offers beautiful views from double aspect windows and a range of fitted wardrobes. There are three further good size bedrooms all featuring built in double wardrobes, plus a family bathroom and a large storage cupboard off the landing. The property also benefits from a spacious double garage, with a work shop and drive; the off road parking can take up to four vehicles. The gardens are beautifully presented and wrap around the entire house. The private hedging, well established plants and shrubs, as well as the various seating areas, raised decked gazebo and three large lawn areas completes an ideal environment for family entertaining and relaxing. Viewing is essential to appreciate the size of this spacious accommodation, its location, views and the extensive gardens this property has to offer.

- ✓ UNIQUE FOUR BEDROOM (plus additional office room) DETACHED HOUSE ON A SUBSTANTIAL CORNER PLOT
- ✓ WELL PLANNED ACCOMMODATION FULL OF CHARM & CHARACTER
- ✓ DOUBLE GARAGE, WORK SHOP, WRAP AROUND GARDENS, GATED OFF ROAD PARKING
- ✓ BREATHTAKING COUNTRY & COASTLINE VIEWS
- ✓ NO CHAIN



**4 Bedroom
Detached House
With Extensive
Gardens
38 Bryn Avenue
Old Colwyn
LL29 8AH
NO CHAIN
£359,950**

Reduced From £379,950

**Reference Number: RP3252
5/06/23**

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

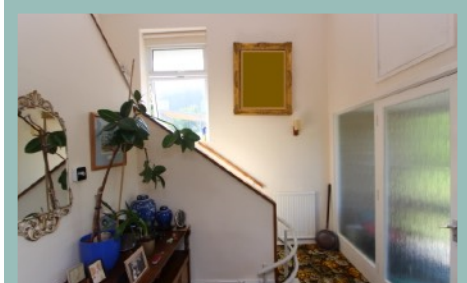
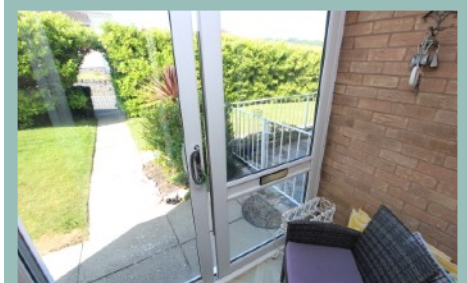
Valuation

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





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Lounge

6.00m x 4.09m (19'8" x 13'5")

Kitchen

6.00m x 2.86m (19'8" x 9'5")

Dining Room

3.86m x 3.47m (12'8" x 11'5")

Study

3.47m x 2.40m (11'5" x 7'11")

Bedroom One

5.24m x 3.55m (17'2" x 11'8")

Bedroom Two

2.82m x 2.62m (9'3" x 8'7")

Bedroom Three

3.62m x 3.10m (11'11" x 10'2")

Bedroom Four

3.10m x 2.31m (10'2" x 7'7")

Bathroom

1.75m x 1.72m (5'9" x 5'8")

W.C.

1.72m x 1.26m (5'8" x 4'2")

Garage

6.18m x 5.94m (20'3" x 19'6")



Location

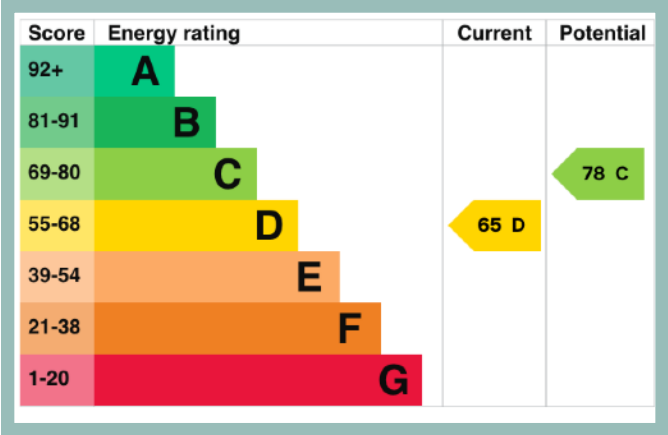
The property is located on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its selection of high street shops is less than a mile away. The main secondary schools are walkable. The A55 dual carriageway provides access is less than half a mile, perfect for a commute and easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade, follow this road down the Promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, take the fourth exit onto Abergele Road, Bryn Avenue is the second turning on the left.

Council Tax Band: “F” (provided on [voa.gov.uk](https://www.voa.gov.uk))

Energy Performance Rating Band D



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