

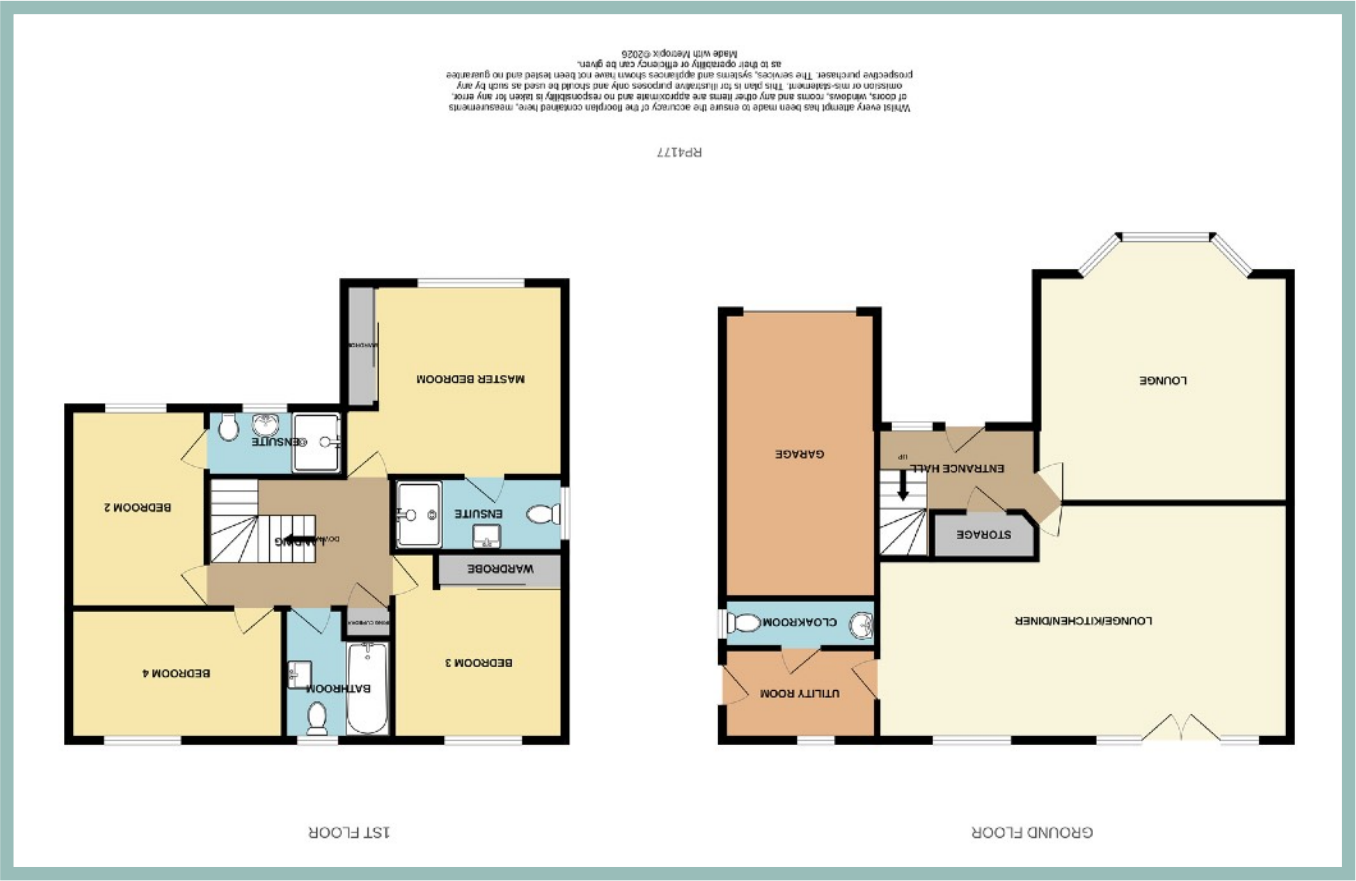
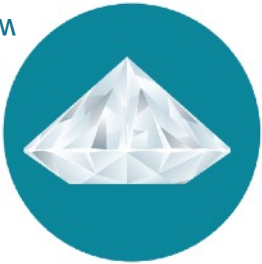
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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 Clos Emlyn  
Old Colwyn  
LL29 8EH



# Beautifully Presented Four Bedroom Detached Family House Situated On A Highly Desirable Residential Development

## Description

No:-9 Clos Emlyn is a beautifully presented four bedroom detached family home. Situated on a highly desirable residential development on the outskirts of Old Colwyn.

A short drive from both Colwyn Bay and Rhos on Sea for schools, shops, promenade, beach and other amenities.

Outside to the front there is off-road parking for two vehicles and access to the garage.

The enclosed, rear garden is private and overlooks open woodland, lawned with fenced borders, a composite decked patio seating area with glass balustrade-providing a perfect place for outside dining & entertaining.

Early viewing is highly recommended to appreciate this spacious family home and it's modern, spacious & contemporary interior.

The accommodation comprises of:-

Hallway with built-in storage, lounge with bay window, a fabulous feature "Media Wall" and fireplace, modern open-plan lounge/kitchen/diner with quality fitted kitchen, quartz worktops, integrated appliances to include:-

Double oven, 5 burner gas hob & extraction hood, dishwasher, fridge freezer. French doors onto the garden at the rear, utility room with space & plumbing for a washing machine & tumble dryer and door onto the side of the property, cloakroom.

To the first floor there is a master bedroom with a range of fitted wardrobes and modern en-suite shower room, the 2nd bedroom also benefits from an en-suite shower room, two further double bedrooms-one with fitted wardrobes and a family bathroom.

This property benefits from UPVC windows & doors and gas central heating throughout.

- ✓ BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOUSE
- ✓ SPACIOUS OPEN-PLAN LOUNGE/ KITCHEN/DINER
- ✓ TWO EN-SUITE BEDROOMS
- ✓ PRIVATE, ENCLOSED REAR GARDEN OVERLOOKING OPEN WOODLAND
- ✓ OFF-ROAD PARKING
- ✓ GARAGE
- ✓ SITUATED ON A SOUGHT AFTER RESIDENTIAL DEVELOPMENT



4 Bedroom  
Detached House

9 Clos Emlyn  
Old Colwyn  
LL29 8EH

£384,950

Reference Number: RP4177  
8/01/26

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

Registered Company  
Number 4687367

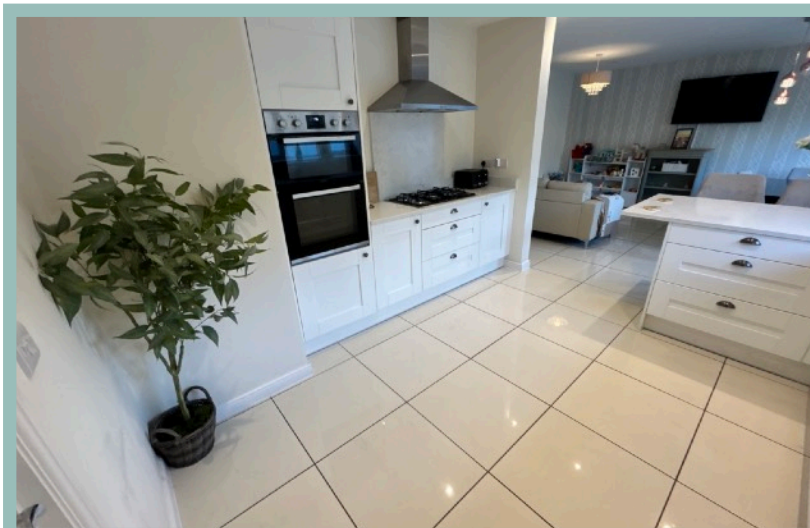
## Valuation

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







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Lounge  
5.19m x 4.32m (17'0" x 14'2")

Lounge/Kitchen/Diner  
7.88m x 4.80m (25'10" x 15'9")

Utility Room  
1.94m x 1.68m (6'5" x 5'6")

Cloakroom  
1.68m x 0.96m (5'6" x 3'2")

Garage  
5.48m x 2.92m (18'0" x 9'7")

Master Bedroom  
4.31m x 3.73m (14'2" x 12'3")

Ensuite  
3.32m x 1.46m (10'11" x 4'10")

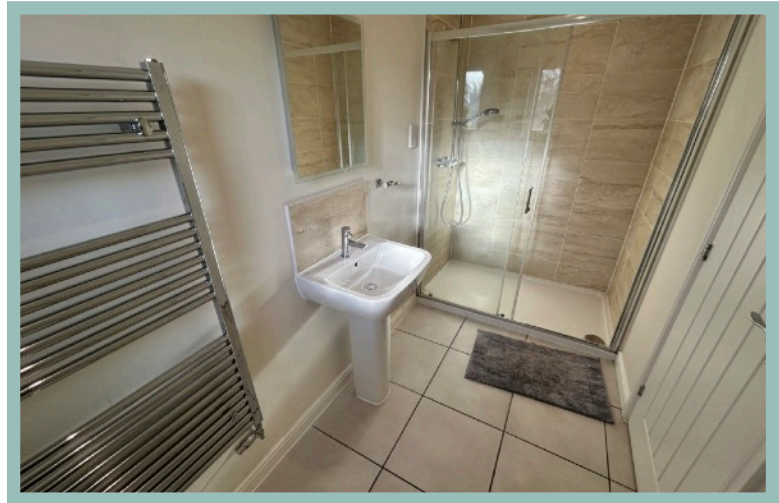
Bedroom Two  
3.82m x 2.64m (12'7" x 8'8")

Ensuite  
2.60m x 1.28m (8'7" x 4'3")

Bedroom Three  
3.59m x 3.32m (11'10" x 10'11")

Bedroom Four  
4.09m x 2.52m (13'5" x 8'3")

Bathroom  
2.51m x 2.08m (8'3" x 6'10")





Location

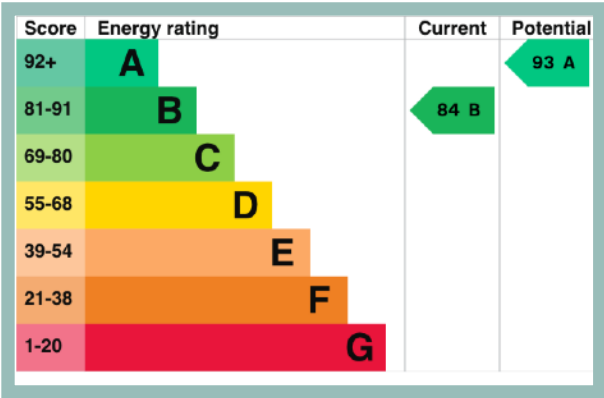
The property is located on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its larger shops is approximately two mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right onto the Promenade, continue along the promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, take the second exit onto Llanelian Road which turns into Dolwen Road, continue up the hill where Clos Emlyn can be found on the right. If using Sat Nav for directions then use LL29 8UP as the postcode and continue up the hill for 200m and take the first right onto the estate and first right again.

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

Energy Performance Rating Band B



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