

the property remains available. This is particularly important if you are contemplating traveling some distance to view the property. 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 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 representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.





INDIVIDUALLY DESIGNED THREE/FOUR BEDROOM HOME SITUATED IN A SOUGHT AFTER VILLAGE LOCATION

Description

A simply stunning three/four bedroom individually designed detached home situated on a quiet lane in the sought after yet convenient village of Bryn Pydew. Firwood was built by the current owner in 2006 to a very high standard with emphasis on light and spacious rooms, lovely use of natural resources such as exposed beams, internal Oak doors, Larch windows and external doors from Austria and external slate window sills. The property has been designed to sit well in it's slightly sloping plot with the main living accommodation situated on the first floor with access into the rear garden.

The immaculately presented accommodation comprises: Entrance porch with integral door into the good size hallway which enjoys a solid oak open tread staircase with galleried landing, cloaks cupboard, separate W.C and airing cupboard housing the hot water cylinder. Two double bedrooms both with high vaulted ceiling, modern four piece family bathroom and a large room which is currently used as a games room or potential bedroom four. Good size utility room with space and plumbing for a washing machine and dryer and additional fridge and freezers and access door into a storage room which also has further development potential.

A beautiful oak staircase leads to the first floor accommodation: Part open plan kitchen/Dining Area and Lounge. The kitchen has a range of modern wall and base units with integrated Ceramic hob, dishwasher, microwave, double oven and fridge and freezer, side door with Juliette balcony and feature stained glass window. The dining area has bifolding doors onto the rear garden and flows into the lounge area which has a feature exposed brick fireplace with inset multi fuel burner. The master bedroom enjoys high ceilings, exposed beams, stained glass feature window and a four piece ensuite bathroom.

The property has an energy performance rating of C due to the high level of insulation and ground source heat pump which fuels the under floor heating system and hot water system.

To the outside there is driveway parking for multiple vehicles, an integral double garage with power, light and electric door, well established front and side garden areas with a variety of plants to include a Crab Apple tree and small ornamental pond. To the rear of the property there are a variety of paved seating areas one of which is situated directly off the dining/lounge area with an outdoor fireplace and log store in a feature chimney breast. Pathways meander up through the garden which has a lovely woodland feel and is planted with a variety of bulbs, two paved seating areas, one midway up the garden and one at the top of the garden provide the perfect opportunity for relaxing and taking in the views.

- * DETACHED INDIVIDUALLY DESIGNED THREE/FOUR BEDROOM HOME
- * SITUATED ON A QUIET LANE WITHIN A HIGHLY DESIRABLE VILLAGE
- * ENJOYS VIEWS TOWARDS THE SEA AND THE GREAT ORME
- * BUILT IN 2006 TO A VERY HIGH STANDARD
- * DESIGNED TO COMPLEMENT THE LAYOUT OF THE GARDEN
- * LOVELY USE OF NATURAL MATERIALS
- * FREEHOLD



3/4 Bedroom Detached Home

Firwood Bryn Pydew Goedlodd Lane Llandudno Junction LL31 9QF

£850,000

Reference Number: FP8472 23/9/2025

Fletcher & Poole, 3 Lancaster Square, Copyn II 32 8HT

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:

email:conwy@fletcherpoole.com web: www.fletcherpoole.com









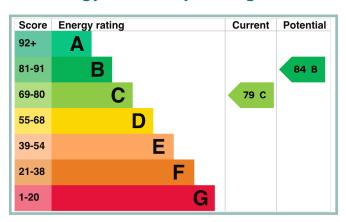
Location

The property is situated in the picturesque village of Bryn Pydew in a semi rural location. It is within easy access to the coastal resorts of Llandudno and Colwyn Bay. The property location allows easy access to the A55 dual carriageway for commuting to Bangor and Chester.

Directions

From our Conwy office proceed over the bridge and onto the A55 expressway, turn off signposted Llandudno and take the 2nd right onto the A470. Continue up the hill and turn right at the mini roundabout on Narrow Lane turn 1st right onto Esgyryn Road, continue for a short distance bearing right onto Pydew Road and follow to the end. At the "T" junction turn left, follow this road, turn right onto Goedlodd Lane, follow this road and you will find Firwood on the right hand side.

Council Tax Band: TBC (provided on www.voa.gov.uk)
Tenure: Freehold
Energy Efficiency Rating: C











INDIVIDUALLY DESIGNED THREE/FOUR BEDROOM HOME SITUATED IN A SOUGHT AFTER VILLAGE LOCATION

Porch

10' x 5' 11" 3.05m x 1.80m

Hall

10' x 14' 10" 3.05m x 4.52m

W.C

7′ 1″ x 3′ 8″ 2.16m x 1.11m

Inner Hall

9' x 3' 1" 2.74m x 0.93m

Games Room/Bedroom Four

18' 5" x 15' 5.62m x 4.57m

Airing Cupboard

3' 10" x 3' 9" 1.17m x 1.14m

Bedroom Three

12' 10" x 11' 9" 3.91m x 3.58m

Bedroom Two

12' 10" x 13' 3.91m x 3.96m

Bathroom

8' 11" x 9' 2" max 2.71m x 2.79m max

Utility Room

13' x 10' 1" 3.96m x 3.07m

Store Area

23' x 12' 2" 7.01m x 3.71m

Kitchen Area

9′ 5″ x 17′ 11″ 2.87m x 5.46m

Lounge/Diner

33′ 9″ x 11′ 10″ 10.28m x 3.60m

Bedroom One

17' 9" x 14' 10" 5.41m x 4.52m

Ensuite

10' 1" x 8' 3" 3.07m x 2.51m

Garage

22′ 9″ x 19′ 5″ 6.94m x 5.92m











3/4 Bedroom Detached Home

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£850,000

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Fletcher & Poole, 3 Lancaster Square, Conwy LL32 8HT

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