

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,
Conwy LL32 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:

tel: 01492 583100
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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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



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