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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	41 E	
21-38	F		
1-20	G		



# Beautifully Presented & Extended Three Bedroom Semi-Detached Home

## Description

A beautifully presented and extended three bedroom semi-detached home situated in the sought after, yet convenient village off Bryn Pydew. The property enjoys superb open aspect countryside, town and mountain views from both the front and rear aspects.

The accommodation has been extended with a conservatory overlooking the garden and an attic conversion has been finished to a very high standard. The light and well planned accommodation comprises: Hallway, lounge with lovely open aspect views over the countryside contemporary electric log effect fire with granite surround inset & hearth, superb open plan modern fitted kitchen range of modern wall and base units with integrated wine rack, quartz work surface, "Belfast" sink with hot and cold mixer tap, integrated dishwasher and fridge/freezer, wine cooler, five ring "Neff" gas hob with glass and stainless steel extractor above double "Neff" electric oven, centre island with pop up electric points, ceramic tile flooring with under-floor heating and sitting area with feature exposed brick fireplace and multi fuel burner with slate hearth, ceramic tile flooring with under-floor heating and separate conservatory with under-floor heating. To the first floor: Master bedroom with en-suite shower room, two further bedrooms and three piece family bathroom suite comprising free standing claw foot bath with shower attachment, wash/hand basin with storage cupboard, low flush w.c, ladder style towel heater. To the second floor: Converted attic.

UPVC double glazing and LPG gas central heating.

To the outside there is a block paved driveway allows for off road parking for two vehicles, steps lead up to a flagged patio seating area from which to enjoy the views, area laid to slate chippings, storage area housing the calor gas bottles, wood store. A timber gate gives access to the rear garden, to the side of the property is a decked area, under-house storage area, outside taps, lovely landscaped rear garden laid partly to flagstones, golden stone chipping & summer house and fence boundaries.

- ✓ EXTENDED AND REFURBISHED TO A VERY HIGH STANDARD
- ✓ SUPERB OPEN PLAN KITCHEN & SITTING AREA WITH LOG BURNER
- ✓ ENJOYS LOVELY VIEWS TO BOTH FRONT AND REAR ASPECTS
- ✓ SOUGHT AFTER, YET CONVENIENT LOCATION
- ✓ VIEWING ESSENTIAL
- ✓ FREEHOLD

## Entrance Hall

## Lounge

12' 11" x 11' 9" 3.94m x 3.58m



## Open Plan Kitchen/Dining Room

19' 5" x 15' 7" 5.92m x 4.75m



## Conservatory

9' 10" x 8' 1" 3.00m x 2.46m

## Landing

## Master Bedroom

11' 9" x 11' 5" 3.58m x 3.48m



## En-Suite Shower Room

## Bedroom Two

11' 3" x 9' 3" 3.43m x 2.82m

## Bedroom Three

6' 11" x 6' 11" 2.11m x 2.11m

## Bathroom

8' x 7' 2" 2.43m x 2.18m



## Converted Attic Room

10' 9" x 8' 10" 3.27m x 2.69m

## 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 right onto Bryn Pydew Road (signposted Glanwydden) continue along this road and "Isallt" can be found on the left shortly after the entrance to "Baron Hill Holiday Cottages"

Council Tax Band: "C" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: "E"  
Tenure: Freehold

## 3 Bedroom Semi-Detached Property

ISALLT  
BRYN PYDEW ROAD  
BRYN PYDEW  
LL31 9QA

NO CHAIN

£295,000

Reference Number: FP8486  
15/10/2025

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  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

