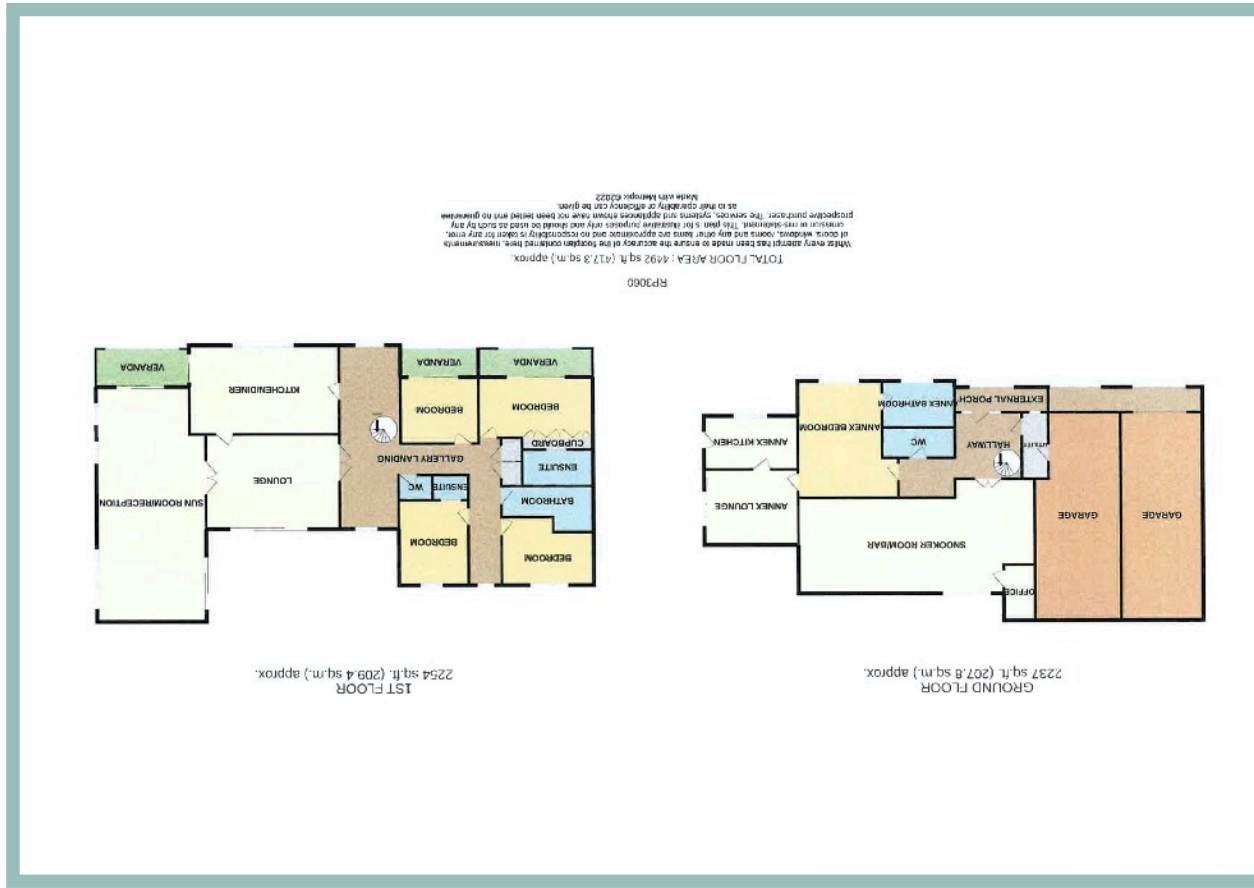


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

[www.fletcherpoole.com](http://www.fletcherpoole.com)

**Fletcher & Poole**  
DIAMOND COLLECTION



**Archwood Villa**  
1 Pen Y Bryn Road  
Upper Colwyn Bay  
LL29 6AF

# Spacious Four Bedroom Detached House With Ground Floor Suite On A Large Plot Situated In A Sought After Location

## Description

A spacious four bedroom detached house situated on a large plot and situated on the popular Pen Y Bryn Road in Upper Colwyn Bay. The property was designed and built by the current owner to high specification in 1979. Viewing is highly recommended to appreciate the wealth of accommodation on offer, snooker room with bar, open plan kitchen/diner, sunroom and courtyard garden. The property is also perfect for anyone who has equestrian interests with access to a stable, tac room and half an acre. Viewing is recommended to appreciate all that this property has to offer.

The accommodation on the ground floor briefly comprises hallway, snooker room with feature double height ceiling and bar with a small office leading off it, w.c, utility room and a large integrated garage. Outside you can also access a second garage. There is also access to a ground floor suite which consists of a double bedroom with a bathroom leading off it, a lounge area and kitchen. To the first floor there is a large galleried landing looking over the snooker room with feature window, spacious kitchen/diner with a covered veranda leading off it, a spacious L shaped sunroom/dining room with doors onto a courtyard garden, large lounge, master bedroom with built in wardrobes and ensuite with access to a covered veranda, a second double bedroom with veranda, a further two double bedrooms, one with an ensuite and a modern family bathroom with separate shower and bath and his and hers wash/hand basins. Outside there is off road parking for approximately 10 vehicles with access to a stable block and mature woodland. To the rear of the property there is a courtyard garden which is laid to lawn, surrounded by mature trees. There is also an option to purchase an additional paddock to the rear.

- ✓ SPACIOUS FOUR BEDROOM DETACHED HOUSE WITH GROUND FLOOR SUITE
- ✓ SITUATED ON A LARGE PLOT ON THE POPULAR PEN Y BRYN ROAD IN UPPER COLWYN BAY
- ✓ AMPLE OFF ROAD PARKING & TWO GARAGES



## 4 Bedroom Detached House

Archwood Villa  
1 Pen Y Bryn Road  
Upper Colwyn Bay  
LL29 6AF

**£695,000**

Reduced From £795,000

Reference Number: RP3060  
14/11/22

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

Registered Company  
Number 4687367

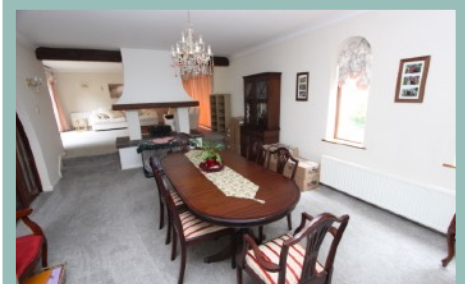
## Valuation

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





## 4 Bedroom Detached House

Archwood Villa  
1 Pen Y Bryn Road  
Upper Colwyn Bay  
LL29 6AF

**£695,000**

Reduced From £795,000

Reference Number: RP3060  
14/11/22

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

Registered Company  
Number 4687367

### Valuation

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### Viewing

By appointment. Contact:

tel: 01492 549178  
email: rhosonseal@fletcherpoole.com  
web: www.fletcherpoole.com

- ✓ OPTION TO PURCHASE ADDITIONAL LAND TO THE REAR
- ✓ IDEAL FOR EQUESTRIAN INTERESTS, WITH TAC ROOM, STABLES & HALF AN ACRE
- ✓ NO CHAIN

Hallway  
3.57m x 3.12m (11'9" x 10'3")

Billiard Room  
11.14m x 5.35m (36'7" x 17'7")

Office  
2.94m x 1.43m (12'11" x 4'9")

Utility Room  
4.12m x 1.48m (13'6" x 4'10")

Integral Garage  
9.43m x 3.25m (32'11" x 10'8")

W.C.  
2.58m x 1.22m (8'6" x 4'0")

Office/Landing  
6.83m x 3.44m (22'5" x 11'4")

Kitchen/Diner  
6.76m x 4.31m (22'2" x 14'2")

Verandah  
4.32m x 2.46m (14'2" x 8'1")

Lounge  
6.56m x 5.19m (21'6" x 17'0")

Sunroom/Dining Room  
11.80m x 5.06m (36'4" x 16'7")

W.C.  
1.50m x 1.08m (4'11" x 3'7")

Master Bedroom  
5.07m x 3.90m (16'8" x 12'10")

Ensuite  
2.75m x 1.70m (9'0" x 5'7")

Bedroom Two  
4.04m x 3.03m (13'3" x 9'11")

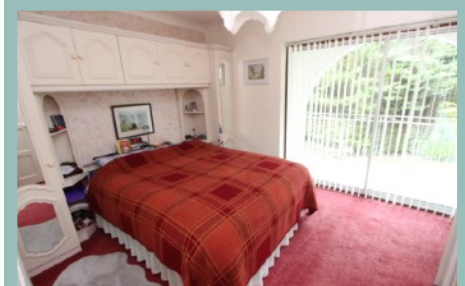
Bedroom Three  
3.46m x 3.29m (11'4" x 10'10")

Ensuite  
1.69m x 1.46m (5'7" x 4'10")

Bedroom Four  
3.59m x 2.73m (11'10" x 9'0")

Bathroom  
3.74m x 2.88m (12'3" x 9'6")

Airing Cupboard  
1.36m x 0.98m (4'6" x 3'3")



## Garage

9.48m x 4.31m (31'1" x 14'2")

## Ground Floor Suite

Lounge 4.01m x 3.40m (13'2" x 11'2")

Kitchen 4.23m x 2.49m (13'11" x 8'2")

Bedroom 4.34m x 4.21m (14'3" x 13'10")

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

## Location

Located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school and shops. Colwyn Bay has a variety of shops and amenities and the A55 dual carriageway is approximately 1.5 miles distant.

## Directions

From our Rhos On Sea office turn towards the Promenade. Turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue going straight ahead at the roundabout and crossing above the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo. Continue to the top of the hill and bear left.

Council Tax Band H

Energy Performance Rating Band D

## 4 Bedroom Detached House

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