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www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	63 D	
69-80	C		
81-91	B		83 B
92+	A		



33 Bryn Colwyn
Old Colwyn
LL29 9LJ

A spacious two bedroom detached bungalow situated in an elevated position with far reaching sea views

2 Bedroom
Detached
Bungalow

33 Bryn Colwyn
Old Colwyn
LL29 9LJ

£279,950

Reference Number: RP3354
24/08/23

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com

Description

A spacious two-bedroom detached bungalow situated in an elevated position with far reaching sea views. The property maintains a wealth of potential throughout and viewing is highly recommended to appreciate the spacious layout and large plot.

The accommodation briefly comprises, Hallway, spacious lounge with patio doors onto the rear garden and benefitting from superb sea views, open plan kitchen/diner, two large double bedrooms, family bathroom and storage cupboard. The property benefits from full gas central heating and upvc double glazing.

Outside to the front is a driveway with off road parking for two cars and access to a garage. The front garden is laid to lawn with borders containing mature shrubs and trees. The good sized sunny rear garden is laid to lawn and benefits from stunning elevated panoramic coastal views.

- ✓ SPACIOUS TWO BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A ELEVATED POSITION WITH PANORAMIC COASTAL VIEWS
- ✓ MAINTAINS A WEALTH OF POTENTIAL THROUGHOUT
- ✓ OFF ROAD PARKING AND GARAGE
- ✓ NO CHAIN

Kitchen

2.98m x 2.98m (9'9" x 9'9")



Dining Room

3.10m x 2.99m (10'2" x 9'2")

Lounge

5.14m x 3.97m (16'10" x 13')



Bedroom One

3.63m x 3.58m (11'11" x 11'9")



Bedroom Two

3.64m x 3.79m (11'11" x 12'5")



Bathroom

2.34m x 2.31m (7'8" x 7'7")

Garage

5.72m x 3.70m (18'9" x 12'1")

Cupboard

1.46m x 0.79m (4'10" x 2'7")

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 towards the Promenade, turn right onto the Promenade. Continue along this road to the end, bear right onto Wynnstay Road, continue to the top of the road, bear left onto Abergele Road, at the top of the hill turn left onto Bryn Colwyn.

Council Tax Band: "F"

Energy Performance Rating Band : D

