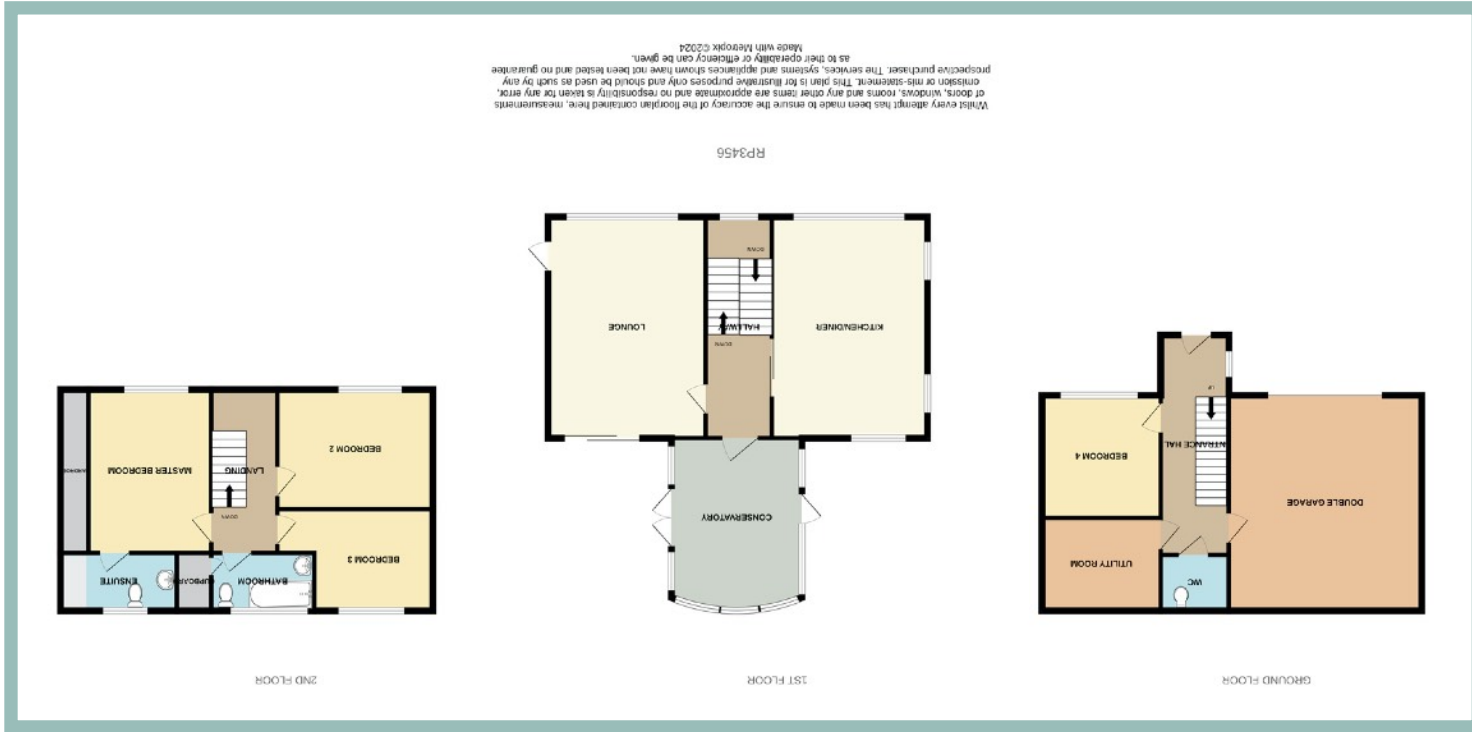


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



10 Peulwys Avenue  
Old Colwyn  
LL29 9NT

# Immaculately Presented Four Bedroom Detached House With Stunning Sea & Far Reaching Countryside Views

## Description

This immaculately presented four bedroom house is located on the outskirts of Old Colwyn and benefits from spectacular sea views and far reaching countryside views. Viewing is highly recommended not only to appreciate the size and layout of the accommodation but the views and location.

The accommodation on the ground floor comprises of a light and spacious entrance hall with understairs storage, fourth bedroom currently being used as an office, utility room and w.c. Access into the double garage. Stairs lead up to the modern fitted kitchen/diner which has a large picture window with stunning sea views along the coast, spacious lounge with bi-fold doors out to the garden and paved patio seating area and again stunning sea views from another large picture window. There is also a UPVC door leading out to the front terraces and seating areas, Conservatory that overlooks the beautiful landscaped gardens which are south-west facing. Stairs lead up to the third floor to the Master bedroom with a range of fitted wardrobes and a good sized en-suite shower room, a further two double bedrooms and a family bathroom. Again the Master bedroom and second bedroom have stunning coastal views.

The beautiful landscaped rear garden has a variety of well established plants & shrubs, a large paved patio seating area immediately leading out from bi-fold doors in the lounge and conservatory doors which is a perfect place for outside dining and entertaining. An elevated summer house with a seating area which has sea views and power and an additional elevated decked area which takes in the far reaching countryside views which also has a power point ideal for a hot tub. To the front the gardens are also landscaped and there are two further seating areas with glass balustrades to take advantage of the sea views and beautiful sunsets along the coast. There is ample off road parking on the driveway and a double garage. Gas central heating and UPVC double glazing throughout.

In addition the ground floor could easily be converted into an annexe to suit an elderly relative if required

- ✓ IMMACULATLY PRESENTED FOUR BEDROOM DETACHED HOUSE
- ✓ STUNNING SEA & COUNTRYSIDE VIEWS
- ✓ CONSERVATORY SURROUNDED BY BEAUTIFUL LANDSCAPED GARDENS WHICH ARE SOUTH-WEST FACING
- ✓ SUMMER HOUSE AND SEATING AREAS
- ✓ DOUBLE GARAGE WITH AMPLE OFF ROAD PARKING
- ✓ OPTION TO CONVERT THE GROUND FLOOR INTO AN ANNEXE



4 Bedroom  
Detached House

10 Peulwys Avenue  
Old Colwyn  
LL29 9NT

**£475,000**

Reduced From ~~£484,950~~  
Reference Number: **RP3456**  
10/01/24

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

Registered Company  
Number 4687367

## Valuation

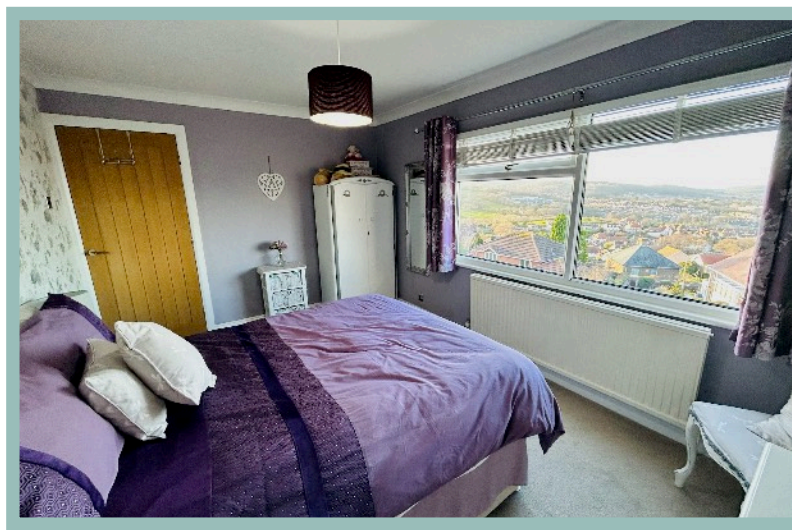
Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

## 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

10 Peulwys Avenue  
Old Colwyn  
LL29 9NT

**£475,000**

Reduced From **£484,950**

Reference Number: **RP3456**  
10/01/24

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

Registered Company  
Number 4687367

### Valuation

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

#### Lounge

5.49m x 4.07m (18'0" x 13'4")

#### Kitchen/Diner

5.77m x 4.08m (18'11" x 13'5")

#### Conservatory

4.19m x 3.45m (13'9" x 11'4")

#### Utility Room

3.11m x 2.43m (10'2" x 8'0")

#### W.C.

1.80m x 1.47m (5'11" x 4'10")

#### Master Bedroom

3.77m x 3.45m (12'5" x 11'4")

#### Ensuite Shower Room

2.97m x 1.63m (9'9" x 5'4")

#### Bedroom Two

4.09m x 2.90m (13'5" x 9'6")

#### Bedroom Three

4.10m x 2.64m (13'6" x 8'8")

#### Bedroom Four

3.11m x 2.90m (10'2" x 9'6")

#### Family Bathroom

2.81m x 1.53m (9'3" x 5'0")



## Location

The property is located on the outskirts of Old Colwyn with its local shops and other amenities.

The larger resort town of Colwyn Bay with a wider choice of shops, supermarkets and schools is approximately a two mile distance away.

The A55 dual carriageway is close by for easy access to Chester and the motorways beyond, as is the main rail line from Holyhead to London Euston.

## Directions

From the Rhos on Sea office 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 join the A55 in the direction of Chester. Leave the A55 at the second junction signposted Old Colwyn and turn right at the end of the slip road and proceed to the roundabout.

Turn left at the roundabout onto Abergele Road and continue through Old Colwyn, pass Aldi on the right, fork right onto Llysfaen Road, turn right onto Peulwys Road then turn left onto Peulwys Avenue.

## Double Garage

5.63m x 5.07m (18'6" x 16'8")

Council Tax Band: "F" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

## 4 Bedroom Detached House

10 Peuwys Avenue  
Old Colwyn  
LL29 9NT

**£475,00**

Reduced From ~~£484,950~~

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10/01/24

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## Valuation

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