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Fletcher & Poole



93 Llanrwst Road  
Upper Colwyn Bay  
LL28 5YL



# Beautifully Presented Three Bedroom Detached House Situated In A Sought After Location

## Description

A beautifully presented three-bedroom detached property situated in the popular Upper Colwyn Bay and situated close to the local amenities which include, Convenience store, local schools, takeaway and the popular Pen Y Bryn gastro pub. The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the presentation throughout, open plan kitchen/Diner, private mature garden and location. The accommodation in brief comprises, Open Porch, hallway, spacious lounge with dual aspect windows and feature fireplace, spacious open plan kitchen/Diner with dual aspect windows and French doors onto a private patio area, Modern family bathroom and an integral garage which has been converted for further storage, which could be easily converted to a further bedroom/lounge with the relevant building regulations.

Upstairs there is a landing with cupboard, master bedroom with views over the landscaped gardens with access to modern ensuite shower room, a second double bedroom and a single bedroom/office. Outside to the front is a large tarmac driveway with off road parking for around 4 cars, with borders containing mature shrubs and trees. The private sunny rear garden is enclosed with fenced borders, with a patio area of the kitchen/diner, laid to lawn which leads upto a further elevated patio area, with borders containing a variety of mature shrubs and trees.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE
- ✓ SITUATED IN THE POPULAR COLWYN HEIGHTS
- ✓ MODERN OPEN PLAN KITCHEN/DINER
- ✓ WELL ESTABLISHED GARDENS WITH MATURE SHRUBS AND TREES
- ✓ OFF ROAD PARKING FOR AROUND FOUR CARS

## Hallway

2.23m x 1.78m (7'4" x 5'10")

## Lounge

5.50m x 3.32m (18'0" x 10'11")



## Store Room

4.63m x 2.46m (15'2" x 8'1")

## Kitchen/Diner

5.54m x 3.11m (18'2" x 10'3")



## Master Bedroom

4.25m x 2.63m (14'0" x 8'8")

## Ensuite

3.50m x 1.11m (11'6" x 3'8")

## Bedroom Two

3.34m x 3.06m (11'0" x 10'0")

## Bedroom Three

2.32m x 2.09m (7'8" x 6'10")

## Bathroom

2.25m x 1.68m (7'5" x 5'6")

## Cupboard

0.86m x 0.55m (2'10" x 1'10")

## 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 the Rhos On Sea office turn towards the promenade, turn right onto the promenade, take the first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue straight ahead at the traffic lights passing over the A55, turn left at the mini roundabout, turn right onto Kings Road signposted to the Zoo, continue up the hill, turn right onto the Old Highway, turn left onto Llanrwst Road.

Council Tax Band: "D"

Energy Performance Rating Band TBC

3 Bedroom  
Detached  
House

93 Llanrwst Road  
Upper Colwyn Bay  
LL28 5YL

£329,950

Reference Number: RP3383  
27/09/23

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

