

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 travelling some distance to view the property.



# Immaculately Presented Four Bedroom Detached House Enjoying Far Reaching Countryside Views

## Descriptio

This immaculately presented four bedroom detached house is situated on the outskirts of Old Colwyn and benefits from far reaching countryside views over the golf course and towards the coast. Viewing is highly recommended to not only appreciate the size and layout of the accommodation but the beautiful location as well. The well maintained property has recently had a modern contemporary kitchen installed. Outside the garden is landscaped with a variety of well established plants and shrubs a paved seated area and elevated terrace taking in the views. There is ample off road parking to the front of the property and a double garage.

The accommodation on the ground floor comprises entrance hall with storage, hallway, double aspect lounge, dining room with access to the garden, beautifully fitted kitchen including a breakfast bar, utility/rear porch and w.c. To the first floor there are four double bedrooms and family bathroom. The master bedroom benefits from a good size shower room and range of fitted wardrobes. There is gas central heating and UPVC double glazing.

- ✓ IMMACULATEDLY PRESENTED FOUR BEDROOM DETACHED HOUSE
- ✓ FAR REACHING COUNTRYSIDE VIEWS OVER THE GOLF COURSE AND TOWARDS THE COAST
- ✓ WELL MAINTAINED SPACIOUS PROPERTY WITH A NEW KITCHEN
- ✓ AMPLE OFF ROAD PARKING, DOUBLE GARAGE AND LANDSCAPED GARDEN WITH SEATING AREAS



4 Bedroom  
Detached House

28 Peulwys Lane  
Old Colwyn  
LL29 8YD

£379,950

Reference Number: RP3401  
19/10/23

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





## 4 Bedroom Detached House

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#### Entrance Hallway

1.17m x 1.17m (3'10" x 3'10")

#### Hallway

2.95m x 2.01m (9'8" x 6'7")

#### Lounge

6.31m x 3.77m (20'8" x 12'4") Maximum

#### Dining Room

3.31m x 2.96m (10'11" x 9'9")

#### Kitchen

5.16m x 2.41m (16'11" x 7'11")

#### Utility

1.49m x 1.47m (4'11" x 4'10")

#### W.C.

1.47m x 0.81m (4'10" x 2'8")

#### Bedroom One

4.37m x 2.58m (14'4" x 8'6")

#### Ensuite

2.31m x 1.72m (7'7" x 5'8")

#### Bedroom Two

3.80m x 3.35m (12'6" x 11'0")

#### Bedroom Three

3.35m x 2.21m (11'0" x 7'3")

#### Bathroom Four

2.75m x 2.29m (9'0" x 7'6")

#### Bathroom

2.01m x 1.94m (6'7" x 6'4")



## 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 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, turn left onto Peulwys Avenue and first right onto Peulwys Lane.

## Garage

5.32m x 5.07m (17'5" x 16'8")

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

Energy Performance Rating Band TBC

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