

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.



3 Yr Helyg
Colwyn Bay
LL29 8RZ

Immaculately Presented Four/Five Bedroom Detached Three Storey Townhouse With Sea & Stunning Countryside Views In a Sought After Location Close To Local Amenities

Description

Glyn Farm is a small, picturesque development just outside the Victorian seaside resort of Colwyn Bay. Idyllically situated on the North Wales coastline this immaculately presented detached four/five bedroom townhouse has stunning countryside views from the rear and coastal views from the front and a short walk to the Nant Y Glyn valley and stream. This new development has a safe community feeling with a communal play area for children and is situated close to the local schools. The three story townhouse is a beautiful standard throughout and is on a large plot and viewing is highly recommended to appreciate the spacious layout, immaculate presentation, along with the stunning far reaching countryside and sea views.

The accommodation on the ground floor comprises of: entrance hall, fourth bedroom, utility room, w.c, leisure room/fifth bedroom(no window), integral door into single garage, storage cupboard. Stairs lead up to the first floor where there is a light spacious lounge with hardwood floors and views along the coast, large modern open plan kitchen/diner with fully fitted kitchen, quartz worktops and integrated appliances. French patio doors lead out to the porcelain tiled patio area and a large enclosed rear garden with far reaching countryside views. There is also a w.c on this floor.

More stairs lead up to the second floor where the beautiful, light and spacious Master bedroom which has a Juliette balcony with sea views, mirrored fitted wardrobes and an ensuite shower room. A further two bedrooms and a family bathroom with electric shower. Bedroom two also benefits from mirrored fitted wardrobes and both have far reaching countryside views.

Outside to the front of the townhouse there is off road parking for 3 cars with a side gate access to the rear garden. The enclosed rear garden has a porcelain tiled patio area off the kitchen/diner, the garden is laid to lawn with fenced borders and stunning far reaching countryside views.

The present owner has added additional extras and upgrades which include:

Quartz worktops in the kitchen and utility, ensuite and bathroom are fully porcelain tiled, hardwood floors in the lounge, electric shower in the bathroom, porcelain tiles in the hallway, kitchen and bathroom floors. Spotlights in the kitchen/diner and bathrooms, Large kitchen island with quartz worktop and integrated appliances including: bosch dishwasher, Zanussi double oven, Zanussi fridge-freezer. Porcelain tiled patio area.

- ✓ IMMACULATLY PRESENTED FOUR/FIVE BEDROOM DETACHED TOWNHOUSE OVER THREE FLOORS
- ✓ NEW PICTURESQUE DEVELOPMENT WITH A COMMUNITY FEEL
- ✓ OFF ROAD PARKING FOR 3 CARS
- ✓ CONTEMPORARY OPEN PLAN KITCHEN/ DINER
- ✓ LARGE ENCLOSED REAR GARDEN WITH STUNNING FAR REACHING COUNTRYSIDE VIEWS
- ✓ SEA VIEWS FROM THE FRONT OF THE TOWNHOUSE
- ✓ LIGHT AND SPACIOUS THROUGHOUT

4/5 Bedroom Three Storey Townhouse

3 Yr Helyg
Colwyn Bay
LL29 8RZ

£469,950

Reference Number: RP3470
24/01/24

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

Registered Company
Number 4687367

Valuation

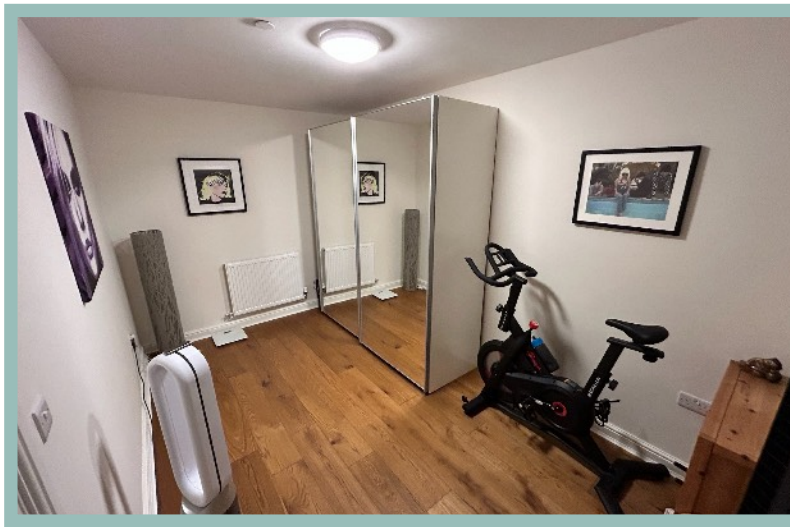
Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

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





4/5 Bedroom Three Storey Townhouse

3 Yr Helyg
Colwyn Bay
LL29 8RZ

£469,950

Reference Number: RP3470
24/01/24

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

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Ground Floor Entrance Hallway

6.32m x 1.19m (20'9" x 3'11")

Bedroom Four

3.67m x 2.43m (12'1" x 8'0")

Utility Room

3.53m x 2.41m (11'7" x 7'11")

Leisure Room/Fifth Bedroom (No Window)

4.10m x 2.43m (13'6" x 8'0")

First Floor Lounge

6.69m x 4.41m (21'11" x 14'6")

Kitchen/Diner

6.70m x 4.14m (22'0" x 13'7")

W.C.

2.03m x 1.01m (6'8" x 3'4")

Second Floor Master Bedroom

4.54m x 3.57m (14'11" x 11'9")

Ensuite Shower Room

2.90m x 1.39m (9'6" x 4'7")

Bedroom Two

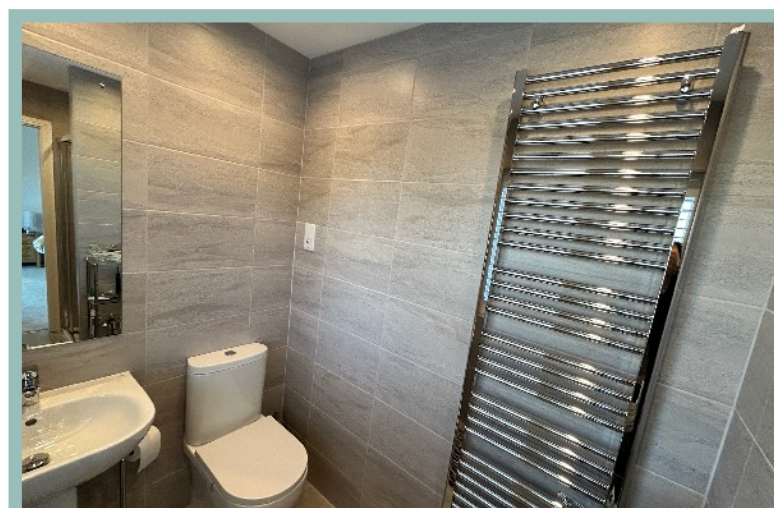
3.59m x 3.50m (11'10" x 11'6")

Bedroom Three

3.00m x 2.52m (9'10" x 8'3")

Bathroom

1.99m x 1.83m (6'7" x 6'0")



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 one mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

Directions

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Integral Garage

5.10m x 2.54m (16'9" x 8'4")

Council Tax Band: "F" (provided on voa.gov.uk)

Energy Performance Rating Band B

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

4/5 Bedroom
Three Storey
Townhouse

3 Yr Helyg
Colwyn Bay
LL29 8RZ

£469,950

Reference Number: RP3470
24/01/24

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