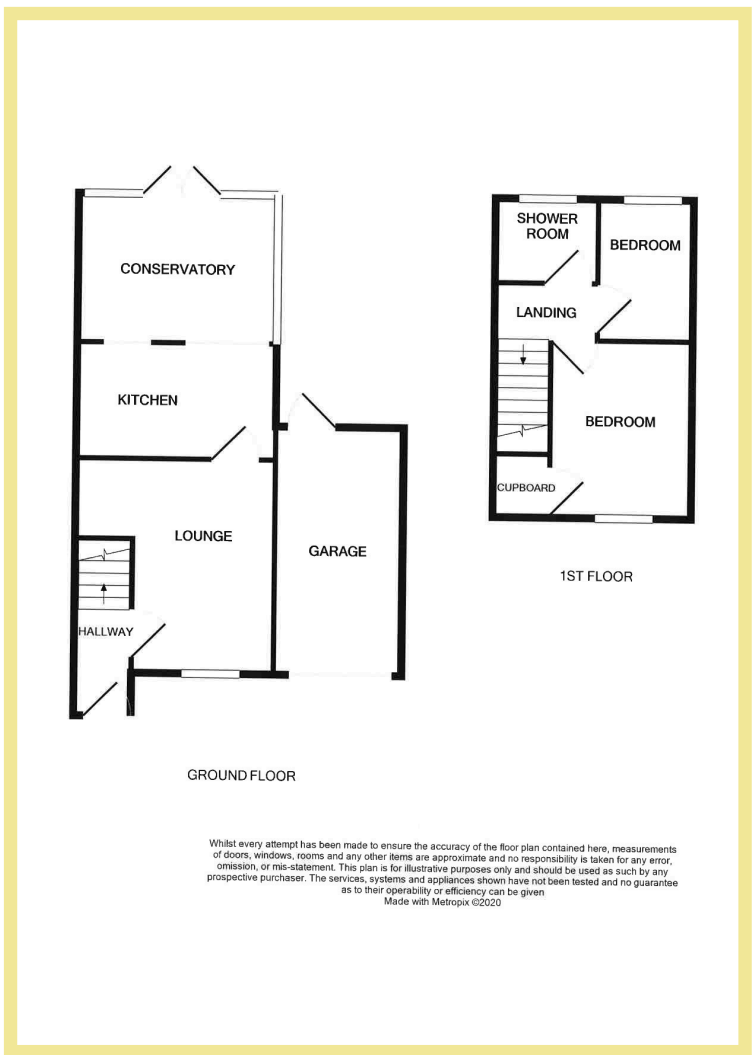
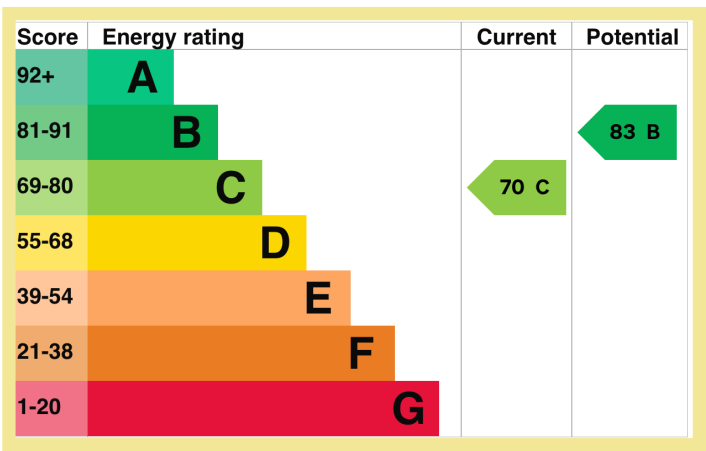


39 Fron Uchaf
Upper Colwyn Bay
Conwy
LL29 6DS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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We endeavor 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.

BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THE SOUGHT AFTER AREA OF UPPER COLWYN BAY

Description

A beautifully presented two bedroom semi detached house situated in Upper Colwyn Bay close to the local amenities, schools and the Pen Y Bryn pub.
The property has been extended to the rear to include an open plan conservatory and viewing is highly recommended to appreciate the layout and presentation throughout. The accommodation on the ground floor briefly comprises hallway, lounge, open plan kitchen/conservatory with modern fitted kitchen.
To the first floor there is a large double bedroom, a single bedroom and modern shower room.
Outside to the front there is off road parking for two/three vehicles and access to a single garage. The rear garden is landscaped with a raised decked area, laid to artificial lawn with borders containing mature shrubs and trees with access to a shed.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ MODERN OPEN PLAN KITCHEN/CONSERVATORY
- ✓ LANDSCAPED REAR GARDEN
- ✓ OFF ROAD PARKING & GARAGE
- ✓ FREEHOLD

Lounge

4.01m x 3.79m (13'2" x 12'5")



Kitchen

3.77m x 2.19m (12'4" x 7'2")



Conservatory

3.14m x 2.92m (10'4" x 9'7")



Bedroom One

3.61m x 2.79m (11'10" x 9'2")



Bedroom Two

2.64m x 1.81m (8'8" x 6'0") Into the wardrobe.



Shower Room

1.84m x 1.70m (6'1" x 5'7")



Garage

4.72m x 2.41m (15'6" x 7'11")

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 our Rhos On Sea office turn towards the Promenade, turn right onto the Promenade and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout and crossing over the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo. At the top of the hill turn left then sharp right onto St Andrews Road, take the second left onto Bryn Cadno, follow this road round until you find Fron Uchaf on the right.

Council Tax Band: "C" (provided on www.voa.gov.uk
Energy Performance Rating Band "C"
Tenure: Freehold

2 Bedroom Semi Detached House

**39 Fron Uchaf
Upper Colwyn Bay
Conwy
LL29 6DS**

£184,950

**Reference Number:RP4480
16/11/2026**

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
web: www.fletcherpoole.com









