



41 Pen Y Bryn Road  
Colwyn Bay LL29 6AG





# 41 Pen Y Bryn Road

Colwyn Bay LL29 6AG

£735,000

A substantial beautifully appointed 5-bedroom family home together with attached 1 bedroom cottage in the highly popular residential area of Upper Colwyn Bay.

VIEWING HIGHLY RECOMMENDED.

Offers in excess of £750,000

Set in extensive landscaped grounds just off Pen Y Bryn Road in the desirable upper Colwyn Bay area, this property occupies an elevated setting enjoying extensive sea views.

The main house offers spacious well presented accommodation together with its own sweeping driveway, tennis court, level lawned gardens, parking and garage. The cottage is ideal for holiday let or as an annexe for extended family members. The versatile accommodation offers gas fired central heating, double glazing, attractive oak timberwork throughout, en-suite master bedroom and large family bathroom, walk-in dressing room and access onto side terrace, cinema room and offices.

The rear elevation enjoys open level access onto the garden. This is a superb family home which also offers income potential if required.

Viewing by appointment through the agents, Iwan M Williams, Conwy Office, 01492 555500.





## Location

The property is located in the area of Colwyn Bay above the town. It is conveniently located near the A55 dual carriageway for easy access to Chester and the motorways beyond.

The Accommodation Affords  
(Approximate measurements only):

Entrance Porch: 4'0" x 3'11" (1.24m x 1.2m)

Reception Hallway: 18'0" x 8'5" (5.5m x 2.57m)

Living Room: 24'6" x 22'7" (7.47m x 6.9m)

Family Room: 13'3" x 11'10" (4.06m x 3.63m)

WC: 6'7" x 3'3" (2.03m x 1m)

Kitchen Dining Room: 14'4" x 13'6" (4.37m x 4.14m)

Study: 10'7" x 9'3" (3.23m x 2.84m)

Sun Lounge: 14'11" x 10'11" (4.55m x 3.33m)

Utility Room: 10'11" x 8'10" (3.35m x 2.7m)

Hub: 12'9" x 4'5" (3.89m x 1.37m)

WC: 5'4" x 2'5" (1.63m x 0.76m)

Cinema Room/Hobbies: 14'6" x 12'2" (4.42m x 3.73m)

Principle Bedroom: 16'11" x 12'11" (5.18m x 3.94m)

Dressing Room: 10'11" x 10'5" (3.33m x 3.18m)

En-Suite: 9'10" x 4'9" (3.02m x 1.45m)

Bedroom No 2: 16'6" x 12'5" (5.05m x 3.8m)

Bedroom No 3: 13'5" x 12'5" (4.1m x 3.8m)

Bedroom No 4: 10'9" x 9'4" (3.3m x 2.87m)

Family Room: 14'7" x 6'6" (4.45m x 2m)





Sun Terrace (off principal bedroom): 24'0" x 18'9"  
(7.32m x 5.72m)

Garage: 17'4" x 5'10" (5.3m x 1.78m)

#### DETACHED COTTAGE

Lounge: 24'3" x 20'2" (7.4m x 6.15m)

Kitchen Dining Room: 15'3" x 10'4" (4.67m x 3.15m)

Bedroom: 15'8" x 14'11" (4.8m x 4.55m)

Bathroom: 14'2" x 8'0" (4.32m x 2.44m)

#### Outside:

Sweeping tarmac driveway leads to parking for several vehicles. Attractive landscaped gardens surround the property and cottage with an abundance of established shrubs and plants. Level lawned garden at the rear enjoying extensive views. Outside store. Tennis court.

#### Services:

Mains water, electricity, gas and drainage are connected to the property.

#### Council Tax Band:

Conwy County Borough Council tax band 'G'.

#### Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

#### Directions:

Proceed from Colwyn Bay up Kings Road to Colwyn Heights, turn left at the top of Kings Road and follow Pen Y Bryn Road and the property will be viewed half way down on the right hand side.

#### Proof of Identity:


In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a





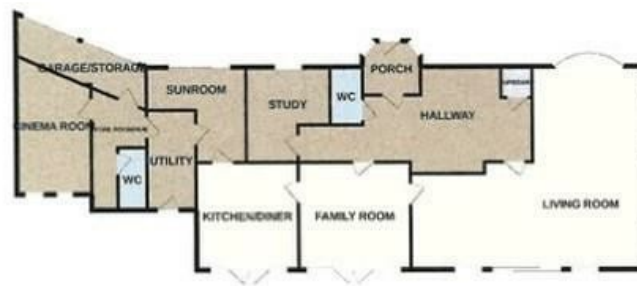
photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

GROUND FLOOR  
1750 sq.ft. (162.6 sq.m.) approx.



1ST FLOOR  
1643 sq.ft. (152.7 sq.m.) approx.



## Iwan M Williams Estate Agents

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