



Fairway Lodge, 40 Pen y Bryn Road
Upper Colwyn Bay Conwy LL29 6AF

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£549,500

A Substantial Five Bedroom Split-Level Residence with Self-Contained Accommodation and Sea Views
Situated in a Highly Regarded Residential Area.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold - EPC TBA - Council Tax: G

Occupying an elevated position within one of Colwyn Bay's most sought-after residential settings, this impressive five-bedroom split-level residence enjoys delightful sea views and offers exceptionally versatile accommodation, ideal for multi-generational living or those seeking supplementary self-contained space.

Brick paved driveway providing ample off-road parking, the property immediately presents an attractive and well-maintained appearance. The layout has been thoughtfully arranged to provide substantial family accommodation to the upper ground floor, with a self-contained lower ground floor level that can function independently, yet remains connected via an internal staircase.

This flexible arrangement makes the property particularly appealing for extended family, older relatives, or potential income generation (subject to any necessary consents).

To the rear, the property enjoys a generous lawned garden bordered by mature hedging, providing a good degree of privacy. The balcony above further enhances the outdoor space and maximises the coastal aspect.



Location

The property is situated in a popular and established residential area within easy reach of local amenities, reputable schools including Ysgol Penrhyn Bay, and the principal Colwyn Bay promenade. The A55 expressway is also conveniently accessible, providing excellent transport links along the North Wales coast and beyond.

The Accommodation Affords:
(Approximate measurements only)

Ground Floor Entrance

Reception hall with engineered oak flooring, glazed balustrade staircase leading down to lower ground floor, coved ceiling, double panel radiator, uPVC double glazed door and window to front elevation, two built-in cloaks cupboards (one providing shelving and linen storage).

Lounge 22'2" x 12'11" (6.77m x 3.96m)

Feature fireplace, oak flooring, coved ceiling, two double panel radiators, wall lights, uPVC double glazed sliding patio doors leading onto balcony, which extends along the rear elevation and also ties in the access to Dining Kitchen.

Kitchen & Dining Room 20'5" x 14'7" (6.24m x 4.46m)

Dining area with coved ceiling, double panel radiator, sliding double glazed door leading on to rear balcony enjoying extensive sea views. Peninsular breakfast bar sub-dividing from Kitchen, which has a range of handle-less modern base and wall units with granite worktops, inset sink and moulded splashback, plumbing and space for American style fridge, integrated microwave, integrated dishwasher, 'Rangemaster' cooking range with five plate ceramic induction hob, large canopy stainless steel extractor above. Pull-out larder unit, breakfast bar, uPVC double glazed window overlooking rear enjoying extensive views.

Bedroom 1 16'3" x 12'8" (4.97m x 3.87m)

(Including walk-in dressing room) with range of shelving and units, vanity unit with mirror and lights above, double glazed windows overlooking front elevation, radiator.

En-Suite Bathroom 8'11" x 5'10" (2.73m x 1.78m)

Roll top bath, pedestal wash handbasin, low level w.c. ladder style heated towel rail.



Bedroom 2 10'7" x 9'6" (3.25m x 2.9m)

Column radiator, laminated floor, uPVC double glazed window overlooking rear enjoying sea views, coved ceiling, TV point.

Family Bathroom 7'8" x 7'6" (2.36m x 2.29m)

Slipper roll top bath with monochrome free standing tap, low level w.c. large shower enclosure, pedestal wash handbasin, ladder style heated towel rail, wall and floor tiling.

Staircase leading to lower ground floor

Lower Ground Floor – Self-Contained Accommodation

The lower ground floor has been cleverly adapted to create a self-contained living space, currently utilised as part of the main family home but equally suitable as independent accommodation. This level offers three bedrooms, bathroom facilities, and an impressive conservatory lounge which links seamlessly to a contemporary kitchen area. The conservatory provides a bright and sociable living space, opening directly onto the garden.

Lower ground floor hallway

Built-in linen cupboard, plumbing for automatic washing machine, space above for dryer.

Open plan Living & Dining Kitchen 20'4" x 16'4" (6.2m x 5.0m)

Living area; glazed conservatory style sitting area with uPVC double glazed windows and poly-carbonate roof, double panel radiator, TV point, doors leading onto rear decking. Breakfast Kitchen; fitted range of modern handle-less base and wall units with oak worktops, 1.5 bowl sink with mixer tap, ceramic induction hob with contemporary extractor above, split level double oven, grill and integrated microwave, integrated fridge/freezer and wine cooler. Tall pull-out larder unit, radiator, wall tiling. Built-in cloaks and store cupboard.

Bedroom 1 15'11" x 9'9" (4.87m x 2.98m)

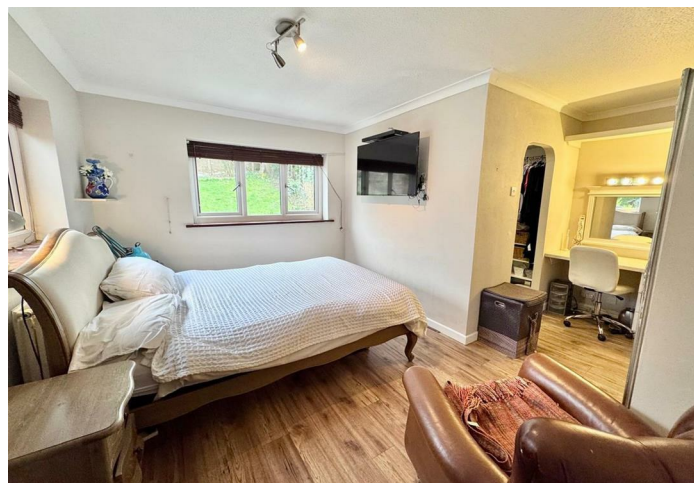
(including walk-in dressing room), double panel radiator, uPVC double glazed window overlooking side elevation. Dressing room with a range of hanging, shelving and drawer units.

Shower Room 8'1" x 8'7" (2.48m x 2.62m)

'Wet room' style shower, pedestal wash handbasin, low level w.c. ladder style heated towel rail, wall mounted mirror and light, wall and floor tiling.

Study / Games Room 11'1" x 9'8" (3.4m x 2.95m)

Radiator, double glazed window overlooking rear of property.



Bedroom 2 11'10" x 9'5" (3.62m x 2.88m)

Radiator, double glazed window overlooking rear garden enjoying views, coved ceiling.

Bathroom

Panelled bath with shower above, shower screen, concealed cistern w.c. vanity unit, wall tiling, ladder style heated towel rail.

Bedroom 3 12'4" x 8'6" (3.78m x 2.6m)

Laminated floor, double glazed window, built-in storage cupboard. Cupboard housing wall mounted 'Ideal' central heating boiler.

Outside

Services

Mains electric, gas, water are connected to the property. mains drainage

Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Proof of Funds

Council Tax Band:


Conwy County Borough Council tax band G

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 left hand side.



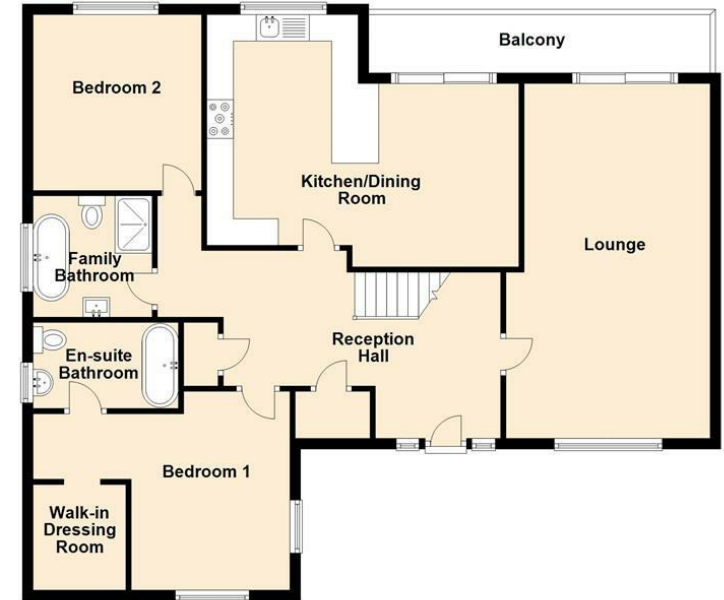
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	71	78
England & Wales	EU Directive 2002/91/EC 	

Lower Ground Floor



Ground Floor



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.

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