

Ffordd Gyffylog, Eglwysbach, Colwyn Bay

Asking Price: £399,950

Beresford Adams













Enjoying breathtaking views across the picturesque Eglwysbach countryside, Bryn Coed is a spacious detached bungalow set within attractive gardens, offering a wonderful blend of rural tranquillity and modern-day comfort.

Occupying an elevated position with far-reaching views of the village, rolling fields and surrounding mountains, this well-presented home provides generous single-storey accommodation ideally suited to those seeking a peaceful semi-rural lifestyle without compromising on convenience.

At the heart of the property is a beautifully appointed kitchen diner, fitted with a range of contemporary units and integrated appliances, creating the perfect space for family meals and entertaining. The impressive lounge and snug area's are flooded with natural light and enjoys stunning picture-window views across the landscape, making it an ideal place to relax and take in the scenery throughout the changing seasons.

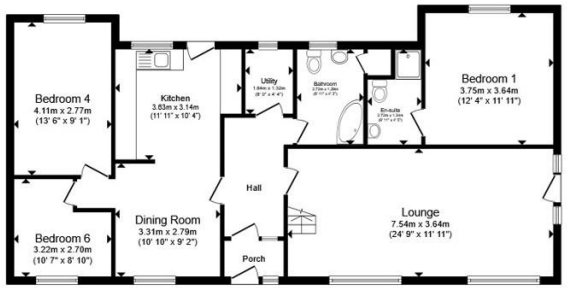
The bungalow offers three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room, while a stylish family bathroom serves the remaining accommodation.

An extensive attic space presents exciting potential for further development, subject to any necessary consents, offering flexibility for future owners.

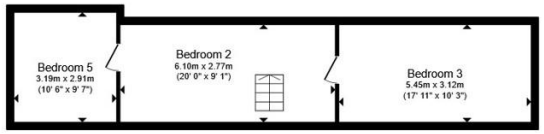
Outside, the property continues to impress with established and beautifully maintained gardens. To the rear, a terraced garden features mature planting, trees and a lawned area with a charming summerhouse, creating a private haven for relaxing, gardening or entertaining. To the front, attractive flower beds and a patio area provide the perfect setting for al fresco dining whilst enjoying the wonderful surroundings.







Ground Floor



First Floor



Garage

Total floor area 173.7 m² (1,869 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **TBC**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01492 533337
E: colwynbay@beresfordadams.co.uk
22 Conway Road, Colwyn Bay, Conwy, LL29 7HT

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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