

Bryn Y Mor, Old Colwyn, Conwy

Asking Price: £370,000

Beresford Adams











Immaculately Presented Four-Bedroom Detached Family Home | Built in 2018 | Sought-After Bryn Y Mor Development



Occupying a prime position on the highly sought-after Bryn Y Mor development, this beautifully presented four-bedroom detached family home was built in 2018 and offers stylish, modern living in a convenient location close to local shops, schools and everyday amenities. Enhanced with a number of upgrades beyond the original specification, the property provides spacious and versatile accommodation throughout.

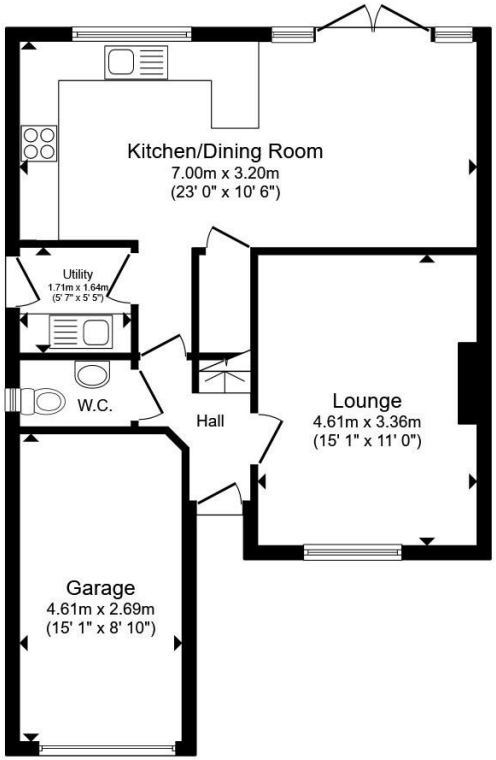
Upon entering, you are welcomed by a bright and inviting entrance hallway, leading through to a comfortable lounge, perfect for relaxing with family and friends. The heart of the home is undoubtedly the impressive contemporary kitchen/diner, thoughtfully designed for modern family living and entertaining. French doors open seamlessly onto a composite decked seating area with a pergola, creating an excellent indoor-outdoor living space ideal for al fresco dining and social gatherings. A separate utility room and a modern ground floor cloakroom/W.C. provide additional practicality.

To the first floor, the generous principal bedroom benefits from a stylish en-suite shower room, while three further bedrooms offer flexible accommodation for growing families, guests or those working from home. Two of the bedrooms are fitted with built-in wardrobes, and all are served by a beautifully appointed contemporary family bathroom. Externally, the property continues to impress. To the front, there is off-road parking leading to the integral garage, together with an attractive artificial lawn and gravelled borders. A side gate provides access to the rear garden.

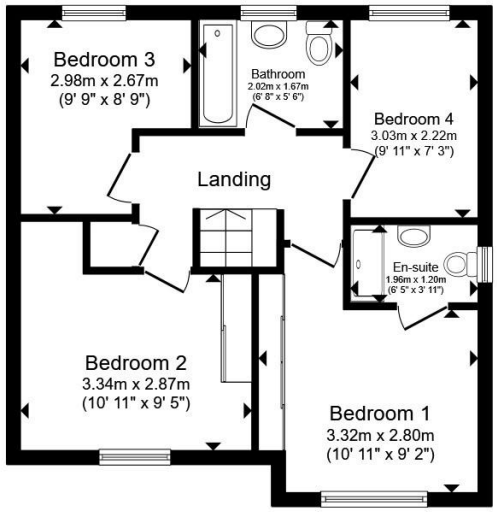
The beautifully landscaped rear garden has been thoughtfully designed to offer a private and low-maintenance outdoor retreat. Featuring an artificial lawn, attractive seating areas and well-stocked borders with established plants and shrubs, it provides the perfect setting for both relaxation and outdoor entertaining while enjoying a sunny aspect. Further benefits include uPVC double glazing, gas central heating and full fibre broadband.







Ground Floor



First Floor

Total floor area 108.6 m² (1,169 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: **E**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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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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