



Tanllwyfan, Old Colwyn
Colwyn Bay

Offers in the Region of
£395,000

A home with space, style & sea views

Tucked away in a peaceful cul-de-sac in Tanllwyfan, Old Colwyn, this impressive 4-bedroom family home has everything you've been searching for.

Step inside and you'll instantly notice the light and generous layout. The ground floor gives you three versatile reception rooms – a spacious lounge for cosy evenings, a bright dining room with feature lantern roof perfect for family meals or entertaining, and a snug that works brilliantly as a playroom or home office.

The modern kitchen comes fully equipped with appliances and plenty of storage, plus a separate utility room.

Upstairs brings the wow-factor: three double bedrooms (one with ensuite) and a sleek family bathroom. At the very top, the master suite steals the show – a spacious retreat with its own ensuite and stunning sea views that stretch from every front-facing room.

Outside, you'll find a private, south-facing garden designed for sunshine and relaxation, plus parking for two cars and a garage.

With no forward chain and quick access to the A55, this home perfectly balances coastal living with everyday convenience.

Planning & Alterations

Sun Room/ Dining Room was built in 2013 under permitted development. Building regulations in place. Porch has been added on.

Tenure: Freehold

Council Tax Band: F

Bedrooms: 4

Bathrooms: 3

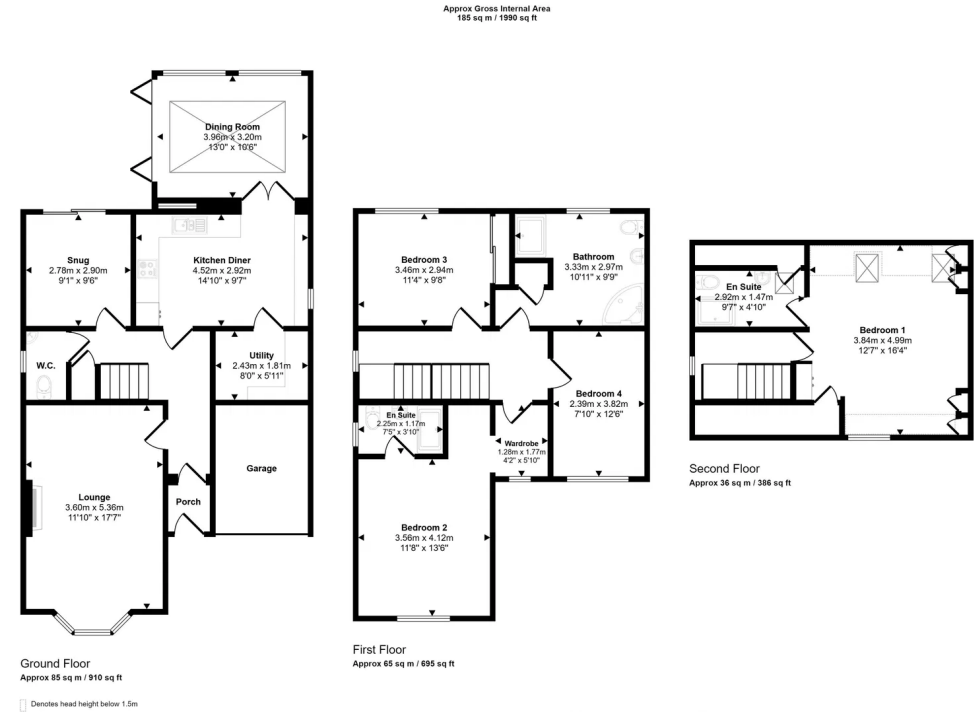
Receptions: 3







LESTATES
RHY'S JONES & YOUNG





 **LL ESTATES**
RHYS-JONES & YOUNG

LL Estates
High Street Rhuddlan Rhyl LL18 2UA

01745 591811
sales@llestates.co.uk