



Bryn Derw, Betws Yn Rhos

£659,999

An excellent opportunity to acquire an impressive, newly constructed detached home offering generous and flexible living accommodation arranged over three floors, finished to a high standard throughout. Located in the attractive village of Betws Yn Rhos, conveniently positioned between Abergale and Colwyn Bay, the property enjoys a pleasant semi-rural setting with easy access to both the coast and surrounding countryside.

Designed with modern family living in mind, the accommodation is bright, spacious and highly versatile, making it particularly well suited to larger or multi-generational households. Further benefits include landscaped gardens, ample off-road parking and an integral garage.

The accommodation briefly comprises: to the ground floor, an inviting entrance hall providing access to the open-plan kitchen/diner, lounge, utility room, cloakroom/WC and the integral garage with power and lighting. The lower ground floor features a hallway, two bedrooms—both with en-suite facilities, one benefitting from a walk-in wardrobe—and an additional utility room. The first floor hosts three further bedrooms, all with en-suite facilities, two of which include walk-in wardrobes.

Externally, the property offers garden areas to both the front and rear, along with a driveway providing off-road parking for multiple vehicles.

This is a truly unique property, finished to a high standard with quality features, fittings and décor throughout. Early viewing is strongly recommended to fully appreciate the size, quality and setting of this exceptional home.



GROUND FLOOR

Entrance Hall

Kitchen / Diner

23'1" x 13'11" (7.04m x 4.25m)



Lounge

18'7" x 12'1" (5.67m x 3.70m)



Utility Room

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WC

Garage

18'5" x 17'4" (5.63m x 5.29m)

LOWER GROUND FLOOR

Hallway

Bedroom 1

18'8" x 17'5" (5.69m x 5.32m)



Ensuite

Dressing Room

Bedroom 4

15'6" x 13'3" (4.74m x 4.04m)

Ensuite

Utility Room

7'1" x 6'1" (2.18m x 1.87m)

First Floor

Bedroom 2

24'10" x 13'4" (7.59m x 4.07m)



Ensuite

Dressing Room

Bedroom 3

21'5" x 12'6" (6.53m x 3.82m)

Ensuite

Bedroom 5

13'6" x 12'3" (4.13m x 3.75m)

Ensuite

Dressing Room

Exterior

To the front, the property features a block-paved and slate-chipped driveway providing ample off-road parking, complemented by exterior lighting, stone-chipped borders and brick walling with wire fencing. Access is provided to the integral garage, fitted with an electric up-and-over door, power and lighting.

To the side and rear is a low-maintenance, tiered garden with terrace seating areas, exterior lighting and scope for further landscaping if desired. The garden is enclosed and bordered by mature trees, with open countryside beyond.

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared Wednesday 21st January 2026
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND TBC - FREEHOLD



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(58-68) D	
(50-54) E	
(31-38) F	
(1-29) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(58-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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