



Oak Cottage 1 Kings Crescent Colwyn Bay LL29 7YJ

£695,000

A stunning, beautifully presented cottage style family home situated in a highly popular residential area within close proximity of Rydal Penrhos private school.

Stylishly presented home with landscaped garden and detached studio/coach house.

Viewing highly recommended.

This spacious individually designed and built home has an attractive thatched style appearance being one of four similar styled homes in a quiet crescent in a convenient and popular residential area. The property has been improved and re-furbished by the present owners to offer spacious and stylish accommodation over three floors together with attractive rear garden, long driveway and parking, detached garage and studio which would provide self-contained guest accommodation or annexe (subject to any consent required). Alternatively, the studio is ideally suited as a home office or small practice. The main house has 3 reception rooms, utility, cloakroom, hallway, dining kitchen, large galleried landing, study, Bed 1 en-suite, Bed 2 en-suite, Bed 3, Bed 4, family bathroom.



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Location

Located just off Kings Road, Kings Crescent is a highly desirable select development of similar styled homes convenient for Rydal Penrhos school and within walking distance of the town centre and Rhos promenade and all transport links.

The Accommodation Affords:
(approximate measurements only)

Covered Front Entrance:

Quarry tiled floor; rustic brick surround and two windows to either side; stable front door.

Reception Hall & Sung:
24'3" x 9'9" (7.38 x 2.97)

Reception Area:

Oak flooring; balustrade and spindle staircase leading off to first floor level; coved ceiling; double panelled radiator; telephone point.

Snug Area:

Oak flooring; double panelled radiator; two sealed unit double glazed windows overlooking front; wall light points; coved ceiling; dimmer switches; doorway leading to:

Small Lobby

Downstairs Cloakroom:

Low level W.C; wash basin; half tiled walls; extractor fan; coved ceiling.



Utility Room:

8'6" x 4'10" (2.6 x 1.47)

Base unit with single drainer sink and mixer tap; plumbing for automatic washing machine; radiator; cloak hooks; built-in storage/linen cupboard with shelving; extractor fan; striplight.

Lounge Room:

20'10" x 12'1" extending to 15'0" (6.35 x 3.69 extending to 4.57)

Feature 'Inglenook Style' fireplace; coal effect gas fire; two windows to either alcove and wall light points; two sealed unit double glazed windows overlooking front; two double panelled radiator; wall lights; French windows leading onto rear patio and garden.

Breakfast Kitchen:

15'5" x 10'8" (4.71 x 3.26)

Fitted range of Oak fronted base and wall units with granite worktops and peninsular breakfast bar; twin double oven and grill; built-in microwave; four ring gas hob and canopy and glazed extractor hood above; porcelain 'Belfast' style sink with mixer tap; integrated dishwasher; glazed display unit; American fridge freezer; wine rack above; coved ceiling; sealed unit double glazed window overlooking rear; TV point; dimmer switches and inset spotlighting; attractive stone floor tiling; twin french windows leading onto rear garden. Square archway leading through to:

Rear Dining Room:

13'6" x 8'6" (4.11 x 2.58)

Sealed unit double glazed windows to three sides; coved ceiling; inset spotlighting; stone floor tiling; double panelled radiator; coved ceiling.

First Floor

Large Galleried Landing:

12'3" x 9'10" (3.74 x 3)

Double glazed window overlooking front of the property; radiator; seating and reading area; wall lights points; coved ceiling.

Bedroom No 1:

15'0" x 12'0" extending to 15'1" into recess (4.57 x 3.65 extending to 4.59 into recess)

'Adam' style surround and marble inset with connection for gas fire; two windows to recess alcoves; coved ceiling; double panelled radiator; sealed unit double glazed window overlooking rear of the property. Telephone point; TV point.

En-Suite Bathroom:

8'0" x 5'5" (2.44 x 1.64)

Panelled bath with shower above; shower screen; low level W,C; his and hers vanity wash basin with granite worktop and storage cupboard beneath; mirror; fully tiled walls and floors; extractor fan; inset spotlighting; chrome ladder style heated towel rail; sealed unit double glazed window overlooking front.

Walk-In Wardrobe/Dressing Room:

Range of fitted hanging and shelving; wardrobe space with drawer units.

Bedroom No 2:

9'6" x 13'11" (2.89 x 4.25)

Sealed unit double glazed window overlooking rear of the property; double panelled radiator; built-in wardrobes with overhead storage and bedside cabinets; telephone point; coved ceiling; TV point.



Bedroom No 3:

10'5" x 7'1" (3.18 x 2.15)

Radiator; sealed unit double glazed window overlooking rear; coved ceiling; TV point.

Study:

6'7" x 9'6" (2 x 2.89)

Sealed unit double glazed window overlooking front with open aspect and views; radiator; coved ceiling.

Family Bathroom:

Five piece suite comprising large panelled bath; low level W.C; bidet; pedestal wash hand basin; fully tiled walls and floor; wall mounted medicine cabinet with mirror doors; large shower enclosure and inset spotlighting; extractor fan; sealed unit double glazed window to rear.

From The First Floor:

Secret door leading from Study and staircase leading to professionally converted en-suite attic room with staircase to:

Bedroom 4:

13'7" x 10'5" (4.13 x 3.17)

Double panelled radiator; two double glazed velux to rear; TV point; fitted bedroom units; storage and drawer unit; mirror; professionally built wardrobes to either side and central doors with automatic lighting leading through to:

Luxury En-Suite Shower Room:

6'11" x 8'11" (2.12 x 2.72)

Three piece suite comprising large shower enclosure with glazed screening; mosaic tiled surround and inset spotlighting; contemporary WC and vanity wash basin with mixer tap; fully tiled walls and floor; inset spotlighting; built-in medicine cabinet; heated towel rail. Mirror door leading through to:

Attic Storage Space:

Boarded for storage; 'Potterton' central heating boiler.

Outside:

The property occupies a lovely position just set off from the road with hard landscaped gardens to front; ample parking; tarmac driveway with brick edging; herbaceous borders; hedging; established trees and shrubs; enclosed rear garden beautifully landscaped with outside patio area, variety of shrubs and plants.

Garage:

13'9" x 13'9" (4.2 x 4.2)

Automatic roller shutter door; light connected; two windows to rear elevation; concreted floor.

Outside Studio/Coach House:

Entrance lobby with uPVC double glazed front door and window to front; cloak hooks; tiled floor.

Cloakroom:

Vanity wash basin and concealed WC; tiled floor; uPVC double glazed window; extractor fan.

Downstairs Office:

8'5" x 14'4" (2.57 x 4.38)

Tiled floor with electric underfloor heating; inset spotlighting; spiral staircase leading off to:

First Floor Studio Room:

8'7" x 29'11" (2.62 x 9.11)

Sky light windows; laminated floor; wall mounted heaters; power point; spotlighting; uPVC double glazed window/door from floor to ceiling.





Services:

Mains water, electricity, gas and drainage are connected to the property.

Directions:

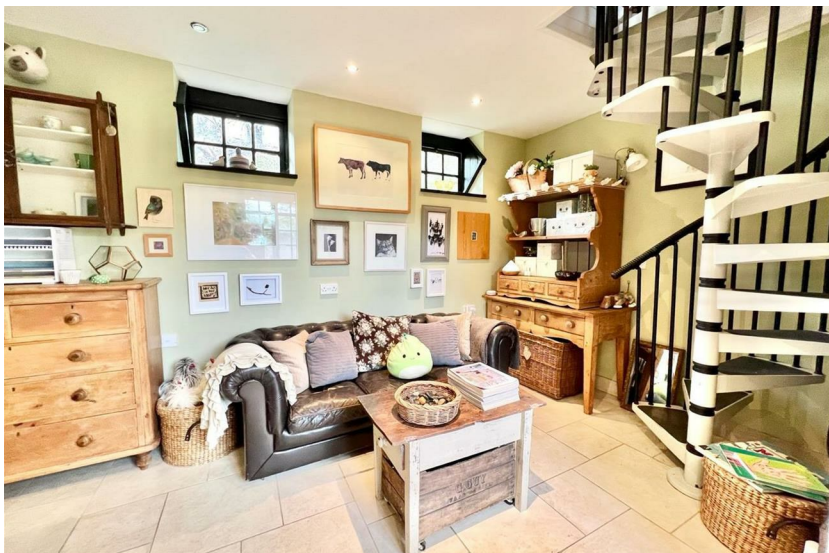
From Conwy Road at West End, take Kings Road towards Upper Colwyn Bay and as one starts to climb the hill, King's Crescent is located on the right hand side. Oak cottage is the large house immediately in front of facing the road.


Council Tax Band:

Conwy County Borough Council tax band 'G'.

Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

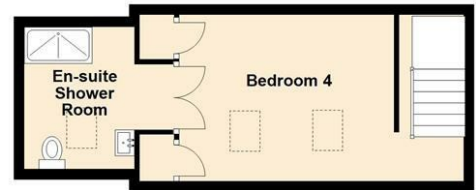


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



Attic Room



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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