



8 Kings Oak  
Colwyn Bay LL29 6AJ



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI



# 8 Kings Oak

Colwyn Bay LL29 6AJ

£725,000

A substantial split level 4 bedroom executive style residence set in beautifully maintained grounds in a highly popular residential area within Colwyn Bay.

Kings Oak is a prestigious cul-de-sac development of individually designed homes in an elevated setting within close proximity to Rydal Penrhos school and Pwllcrochan woods.

Beautifully presented, deceptively spacious family home with accommodation arranged over a split level side garden and outside entertaining areas, ample parking with its own tarmacadam driveway, detached double car garage, central heating, 2 en-suite bedroom suites, one of which has the benefit of split level lounge area.

A beautiful family home.

Inspection recommended.





# Location

## Location:

Kings Oak development is located off Kings Road with close proximity to Rydal Penrhos school, mountain zoo and short distance of Rhos promenade.

The Property is within walking distance of the town centre and all local amenities.

Accommodation Affords :  
(approximate measurements only)

Covered Front Veranda Entrance :  
uPVC double glazed door and side panelling leading into

Impressive Split-level Reception Hall :  
Arched double glazed window to side elevation; double panelled radiator; laminated timber effect flooring; covered ceiling; split staircase leading up to bedroom area and staircase leading down to lower ground living area.

Spacious Lower Ground Reception Hall : 16'1" x 9'9" (4.91 x 2.99)  
Coved ceiling, bespoke radiator cover with shelving above; timber and glazed door leading through to lounge

Cloakroom with WC :  
Low level wc, pedestal wash basin; extractor fan

Lounge : 16'1" x 16'1" (4.91 x 4.91)  
Feature fireplace surround with log effect inset electric fire; marble inset and hearth; coved ceiling; double panelled radiator; tv point; wall light point; uPVC double glazed French windows leading onto side flagged patio and garden. Timber and glazed door leading through to

Dining Kitchen : 23'1" x 12'11" (7.06 x 3.94)  
Fitted range of base and wall units with complementary worktops; one and a half bowl porcelain single drainer sink with mixer tap; integrated dishwasher space for fridge freezer; Rangemaster cooking range with large canopy stainless steel extractor hood above; tiled splash-backs; uPVC double glazed window overlooking rear with views; bespoke dresser style unit with shelving; coved ceiling; wall tiling; square archway leading through to :

Glazed Garden Room :  
Floor to ceiling glazed windows; French doors leading onto attractive side patio and garden; telephone point; inset spot lighting; tiled floor

Twin timber and glazed doors from hallway leading





Dining Room: 19'0" x 12'9" (5.80 x 3.90)

Two uPVC double glazed windows overlooking rear of property; two radiators; wall light point; coved ceiling;

Study : 8'9" x 9'6" (2.67 x 2.91)

uPVC double glazed window overlooking side elevation; radiator; coved ceiling; telephone point

Utility Room : 8'8" x 9'8" (2.65 x 2.97)

Fitted base and wall units with complementary worktops; inset single drainer sink with mixer tap; plumbing for washing machine and space for dryer; wall mounted combi boiler for central heating and hot water; coved ceiling; uPVC double glazed rear door; tiled floor; shelving and cloakhooks.

From Main Reception Hall :

Doorway leading through to

Split-level Sitting Room and Bedroom With En-Suite 21'1" x 12'5" (6.44 x 3.80)

Sitting area :

Two uPVC double glazed windows overlooking front; high ceiling with coving; tv point; small staircase leading to

Bedroom :

uPVC double glazed window overlooking side; coved ceiling;

En-Suite Shower Room : 6'2" x 7'7" (1.89 x 2.32)

Three piece suite comprising corner shower enclosure; pedestal wash basin; low-level wc; half tiled walls; radiator; shaver point; extractor fan; coved ceiling; uPVC double glazed window

Walk in Wardrobe : 4'7" x 6'1" (1.40 x 1.87)

Cloak hanging hooks and storage shelf above

From Initial Reception Hall :

Small staircase leading up to attractive gallery landing; coved ceiling; wall light point; built in linen cupboard with shelving; built in radiator with bespoke cover;

Attractive Galleried Landing :

Coved ceiling; wall light point..

Bedroom 1 : 12'11" x 16'1" (3.96 x 4.92)

uPVC double glazed window overlooking side elevation; views overlooking garden; radiator; coved ceiling; telephone point

En-Suite Shower Room : 9'5" x 6'6" plus recessed shower (2.89 x 2 plus recessed shower)

Shower enclosure into recess with tiled surround; half tiled walls; pedestal washbasin; low-level wc; bidet; radiator; coved ceiling; wall lighting; shaving point;





Walk in Wardrobe : 6'6" x 6'6" (2.00 x 2.00)  
Fitted high level shelving and rails for hanging.

Bedroom 2 : 13'9" x 9'9" (4.21 x 2.99)  
Fitted range of built in wardrobes along one wall; double panelled radiator; uPVC double glazed window overlooking rear; coved ceiling

Bedroom 4 : 9'7" x 12'0" (2.94 x 3.66)  
uPVC double glazed window overlooking front of property; enjoying open aspect; radiator; coved ceiling; built in wardrobe with hanging and shelving for storage.

Family Bathroom : 5'6" x 8'9" (1.70 x 2.68)  
Tiled panelled bath with central mixer tap shower; low-level wc; pedestal wash basin; half tiled walls; radiator; uPVC double glazed window to side; extractor fan; coving

#### Outside :

The property occupies a substantial corner plot with landscaped, beautifully presented grounds comprising level lawned garden, established specimen shrubs and plants, large flagged area with direct access from lounge and kitchen area.

Lower level underfloor storage/workshop with access from outside area.

Tarmacadam driveway providing ample car parking

#### Services:

Mains water, electricity and gas and drainage are connected, Gas fired central heating

#### Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)


#### Council Tax Band:

Conwy County Borough Council tax band 'H'

#### Directions:

From Colwyn Bay follow Kings Road up towards Colwyn Heights passing Rydal cricket ground on the left, continue up hill towards the Mountain Zoo. just before the cross turn right into Kings Oak and No 8 will be found in the right hand side corner.



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

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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