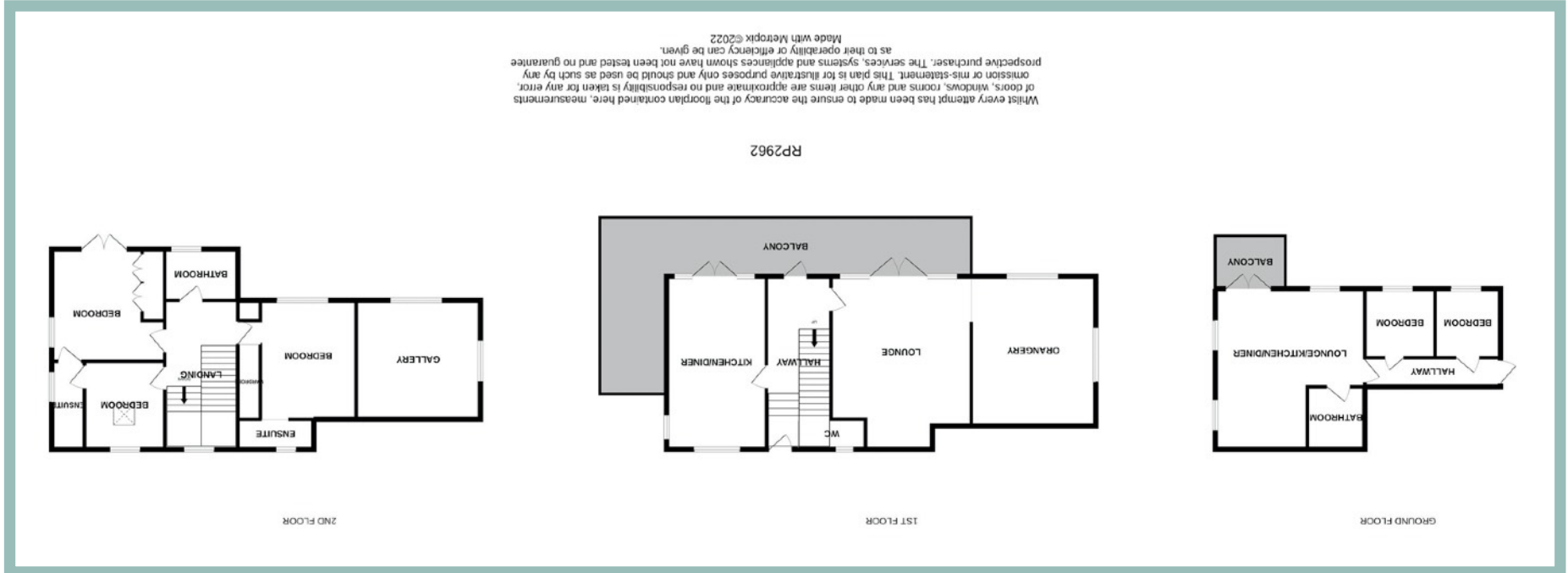


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Upper Woodside
Nant Y Glyn Road
Colwyn Bay
LL29 7RB

Three Bedroom Detached House With Separate Two Bedroom Annex In An Elevated Position Benefitting From Panoramic Coastal Views

Description

A spacious three bedroom detached house with a separate two bedroom annex set in an elevated position benefitting from panoramic coastal views.

Benefitting from UPVC double glazing and gas central heating, viewing is highly recommended to appreciate the spacious layout, orangery with double height ceiling, large roof terrace and far reaching panoramic hillside and sea views.

The accommodation on the ground floor briefly comprises a self contained annex with an open plan lounge, kitchen/diner with french doors onto a raised balcony, two bedrooms and a family bathroom.

On the first floor there is a hallway, spacious lounge with parquet flooring and feature fireplace which leads through to an orangery with double height ceiling up to a gallery, open plan kitchen/diner with a feature Rayburn and W.C.

Upstairs there is a master bedroom, with walk-in wardrobe and ensuite, a further two double bedrooms one with built in wardrobes and access to a Jack and Jill ensuite. There is a further bathroom with a roll top bath and feature window with views.

Outside there is off road parking for one or two cars with 139 steps which leads up to the property with access to a large sun terrace. There are further steps to the rear of the property which lead up to a wooded area surrounded by mature trees.

- ✓ SPACIOUS THREE BEDROOM HOUSE WITH SEPARATE LARGE ANNEX
- ✓ STUNNING PANORAMIC SEA & HILLSIDE VIEWS
- ✓ SPACIOUS LOUNGE WITH ORANGERY & FEATURE GALLERY ABOVE
- ✓ LARGE SUN TERRACE WITH A FURTHER WOODLAND TO THE REAR
- ✓ OFF ROAD PARKING
- ✓ NO CHAIN



Three Bedroom
Detached House
With Separate Two
Bedroom Annex

Upper Woodside
Nant Y Glyn Road
Colwyn Bay
LL29 7RB

£495,000

Reference Number: **RP2962**
Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

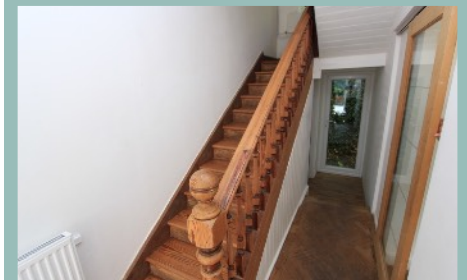
Valuation

Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com





Three Bedroom Detached House With Separate Two Bedroom Annex

Upper Woodside
Nant Y Glyn Road
Colwyn Bay
LL29 7RB

£495,000

Reference Number: RP2959
Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

Lounge

5.45m x 4.87m (17'10" x 16')

Orangery

5.71m x 3.87m (18'9" x 12'8")

Kitchen/Diner

6.30m x 3.31m (20'8" x 10'10")

W.C

1.94m x 0.67m (6'4" x 2'2")

Bedroom One

3.86m x 3.97m (12'8" x 13')

Ensuite

3.31m x 0.77m (10'10" x 2'6")

Bathroom

2.10m x 1.68m (6'11" x 5'6")

Bedroom Two

3.35m x 3.05m (11' x 10')

Ensuite

3.06m x 0.93m (1'6" x 3'1")

Bedroom Three

3.21m max x 2.44m (10'6" x 8')

Gallery

3.90m x 3.87m (12'10" x 12'8")



Location

The property is located on the outskirts of Colwyn Bay with its variety of local shops and other amenities close by. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right towards the Promenade, turn right onto the Promenade, follow the Promenade turning right by The Toad Public House, at the crossroads go straight across, at the mini roundabout turn left onto Abergele Road, continue through Colwyn Bay, turn right onto Nant Y Glyn Road opposite the petrol station, continue to the top of the road and turn right and immediate left continuing on to Nant Y Glyn Road

Council Tax Band: "TBC" (provided on voa.gov.uk)

Energy Performance Rating Band TBC

**Three Bedroom
Detached House
With Separate Two
Bedroom Annex**

**Upper Woodside
Nant Y Glyn Road
Colwyn Bay
LL29 7RB**

£495,000

*Reference Number: RP2962
3/08/22*

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

