

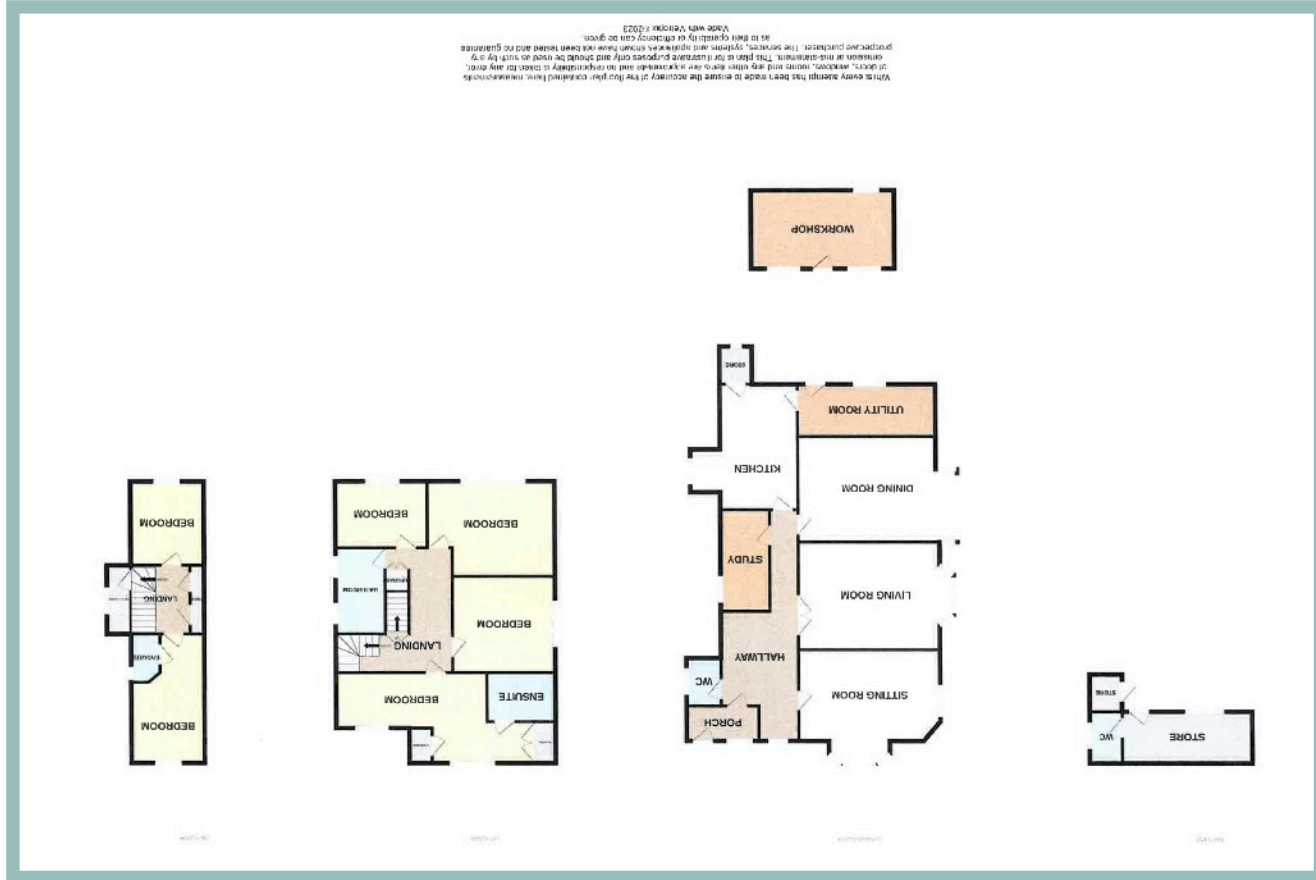
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



33 Coed Pella Road
Colwyn Bay
LL29 7BB

Spacious 5/6 Bedroom Grade Two Listed Detached House With Extensive Wrap Around Garden

Description

Viewing is essential to appreciate this substantial 5/6 bedroom Grade Two listed detached property benefitting from well proportioned rooms, wrap around garden and a wealth of original features. In brief the accommodation comprises of porch, grand hallway, sitting room, w.c, large lounge, home office, dining room, kitchen/breakfast room, pantry and large utility with access to rear courtyard. To the first floor there are four good size bedrooms, one of which benefitting from an ensuite shower room and a large family bathroom. To the third floor there are a further two bedrooms with the larger of the two again benefitting from an ensuite shower room. The property benefits from a wealth of original features including high ceilings, open fireplaces and a stain glass window. To the rear of the property there is access to a courtyard leading to a large work shop which is ideal as a craft or art studio and a wrap around garden comprising of large lawn area, various seating areas, ponds and borders benefitting from well established plants, trees and shrubs. To the front of the property is access to ample off road parking and detached garage. This property must be viewed to truly appreciate the plot size, features and accommodation on offer.

- ✓ SPACIOUS 5/6 BEDROOM GRADE TWO LISTED DETACHED HOUSE WITH EXTENSIVE WRAP AROUND GARDEN
- ✓ WELL PROPORTIONED ROOMS WITH A WEALTH OF ORIGINAL FEATURES
- ✓ AMPLE OFF ROAD PARKING, GARAGE & STORAGE
- ✓ SITUATED CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES



5/6 Bedroom
Detached House

33 Coed Pella Road
Colwyn Bay
LL29 7BB

£479,950

Reduced From £495,000

Reference Number: RP3352
22/08/23

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

Registered Company
Number 4687367

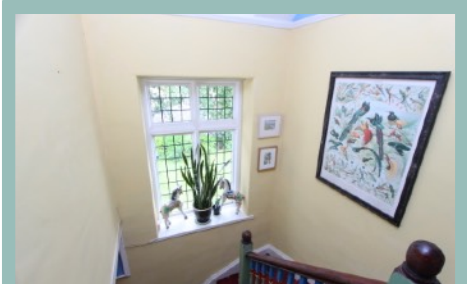
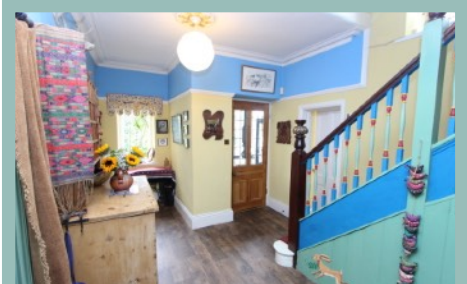
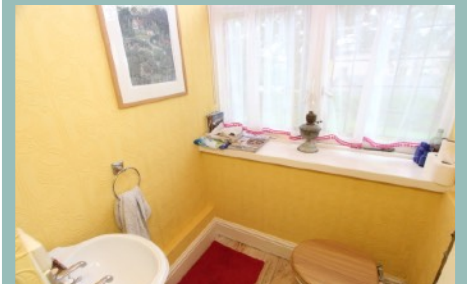
Valuation

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com





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W.C.

6'8" x 5'2" (2.03m x 1.58m)

Sitting Room

18'6" x 16'7" (5.63m x 5.04m)

Lounge

21'4" x 13'10" (6.51m x 4.22m)

Dining Room

19'2" x 12'5" (5.84m x 3.78m)

Office

9'1" x 6'7" (2.76m x 2.01m)

Kitchen/Breakfast Room

16'9" x 14'2" (5.11m x 4.30m)

Pantry

7'3" x 4'3" (2.20m x 1.28m)

Utility

14'3" x 7'2" (4.34m x 2.18m)

Bedroom One

21'10" x 14'6" (6.66m x 4.41m)

Ensuite

7'9" x 7'5" (2.36m x 2.26m)

Bedroom Two

15'1" x 12'3" (4.59m x 3.74m)

Bedroom Three

14'1" x 9'11" (4.28m x 3.02m)

Bathroom

9'1" x 7'1" (2.76m x 2.15m)

Bedroom Four/Office

10'9" x 10'3" (3.27m x 3.13m)

Ensuite

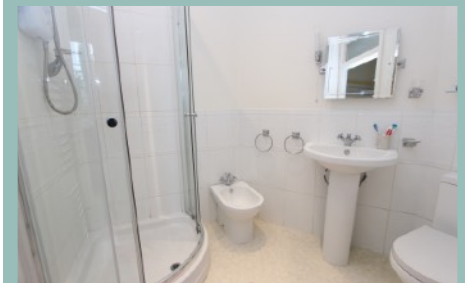
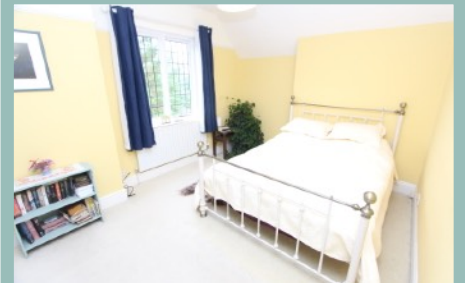
6'10" x 3'5" (2.07m x 1.04m)

Bedroom Five

9'5" x 9'4" (2.87m x 2.83m)

Bedroom Six

18'2" x 9'10" (5.53m x 3.00m)



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Location

The property is situated in a sought after area perfectly located for the A55 and all local amenities and within an hours drive of Chester and the motorways beyond. The property is neighboured by Rydal Penrhos School.

Directions

From our Rhos-on-Sea office turn towards the Promenade, turn right onto the Promenade, turn right by The Toad public house, go straight across at the T junction, turn left at the mini roundabout onto Conway Road, take the second right onto Coed Pella Road where no 33 can be found on the left hand side.

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

Energy Performance Rating Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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