

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



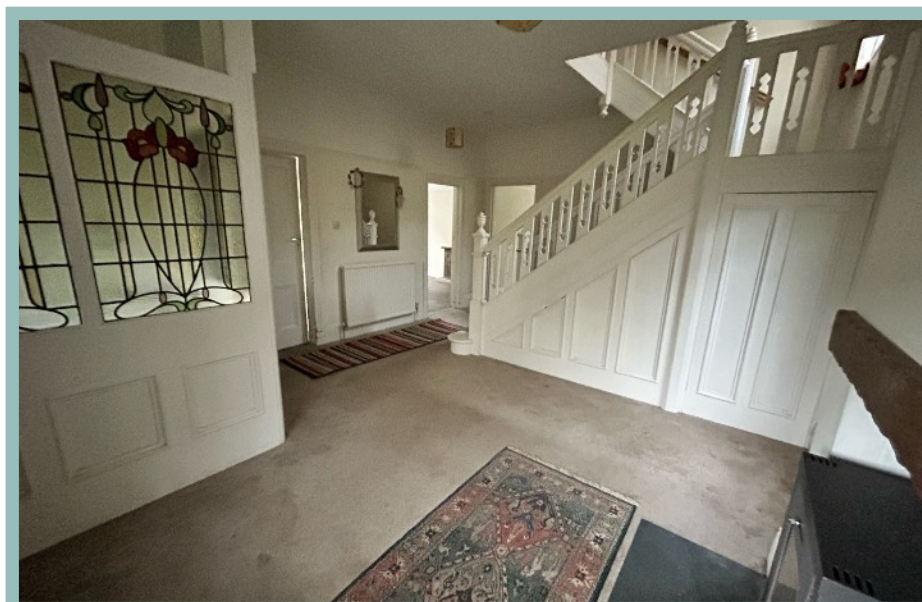
15 Kings Road
Colwyn Bay
LL29 7YG

Character Five Bedroom Detached House Which Offers A Wealth Of Accommodation & Situated Close To The Local Amenities

Description

A character five bedroom detached house which offers a wealth of accommodation and is situated close to the local amenities of Colwyn Bay & Llandudno. The property maintains a wealth of original features throughout and viewing is highly recommended to appreciate the spacious layout, wealth of potential throughout and location. The accommodation in brief comprises, Porch with original stained-glass windows, a beautiful and spacious hallway with original features throughout and a large log burner, good sized lounge with a bay window and log burner with a wet room leading off it, a dining room which leads into a spacious kitchen, a second large lounge to the rear with French doors onto the garden. Upstairs is a spacious landing, 4 spacious double bedrooms with original features, a smaller double bedroom, family bathroom and separate family shower room. Outside to the front is off road parking for around 4 cars with access to a large garage. The rear garden is enclosed with fenced borders and is laid to lawn with mature shrubs with a patio area of the lounge. There is also access to two storerooms and an outside toilet.

- ✓ SPACIOUS 5-BEDROOM DETACHED HOUSE
- ✓ MAINTAINS A WEALTH OF ORIGINAL FEATURES THROUGHOUT
- ✓ VIEWING RECOMMENDED TO APPRECIATE THE WEALTH OF ACCOMMODATION ON OFFER
- ✓ BEAUTIFUL PERIOD PROPERTY SET IN A SOUGHT AFTER LOCATION
- ✓ GOOD SIZED SUNNY REAR GARDEN
- ✓ OFF ROAD PARKING WITH GARAGE
- ✓ NO CHAIN



5 Bedroom
Detached
House

15 Kings Road
Colwyn Bay
LL29 7YG

£395,000

Reference Number: RP3425
8/11/23

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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Sitting Room

5.19m x 4.21m (17'0" x 13'10") Maximum

Shower Room

2.82m x 2.16m (9'3" x 7'1")

Entrance Hall

1.44m x 1.51m (4'9" x 5'0")

Hallway/Sitting Room

5.83m x 4.32m (19'1" x 14'2") Maximum

Lounge

4.96m x 4.30m (16'3" x 14'2")

Dining Room

4.18m x 3.20m (13'9" x 10'6")

Kitchen

3.41m x 3.38m (11'2" x 11'1")

Bedroom One

5.30m x 4.22m (17'5" x 13'10")

Bedroom Two

4.94m x 4.33m (16'2" x 14'3")

Bedroom Three

4.33m x 3.59m (14'3" x 11'9")

Bedroom Four

4.57m x 3.26m (15'0" x 10'8")

Bedroom Five

3.01m x 2.91m (9'11" x 9'7")

Bathroom

2.77m x 2.37m (9'1" x 7'9")

Shower Room

1.83m x 1.75m (6'0" x 5'9")



Location

The property is situated in a sought after conservation 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 right onto the Promenade, turn right onto Cayley Promenade and bear right onto Whitehall Road. At the roundabout take the second exit onto Brompton Avenue, cross the expressway and at the next roundabout take the first exit onto Conway Road. Take the first right onto Kings Road.

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

Current Energy Performance Rating Band D

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

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