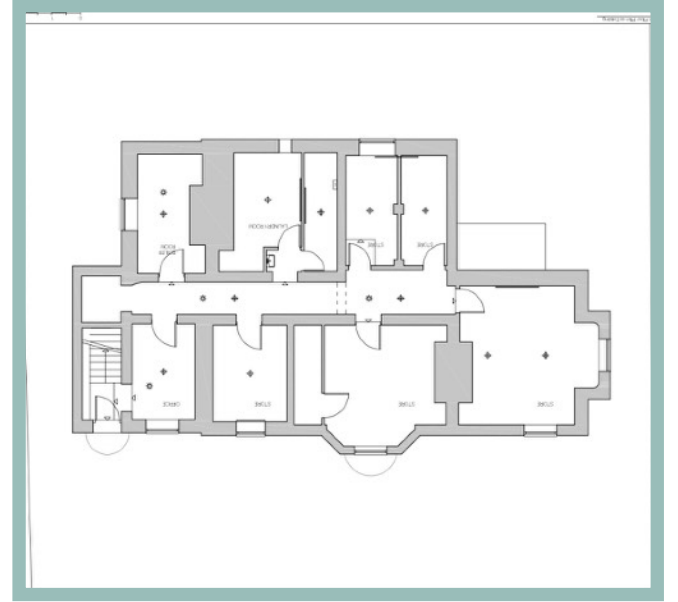
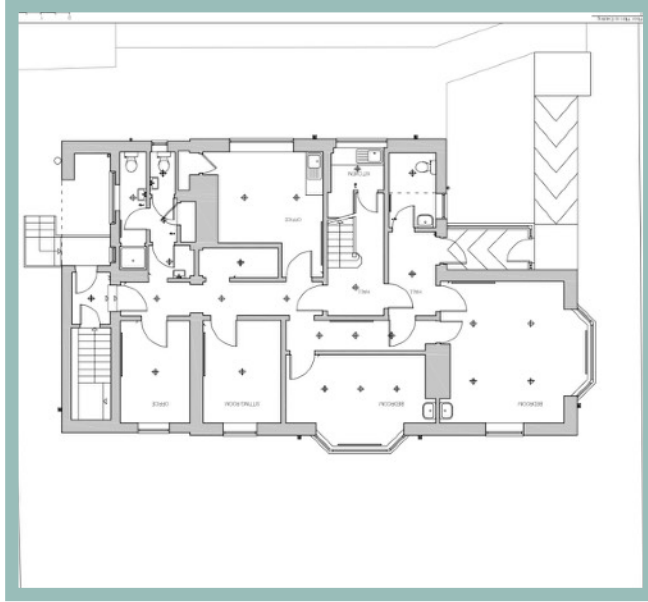
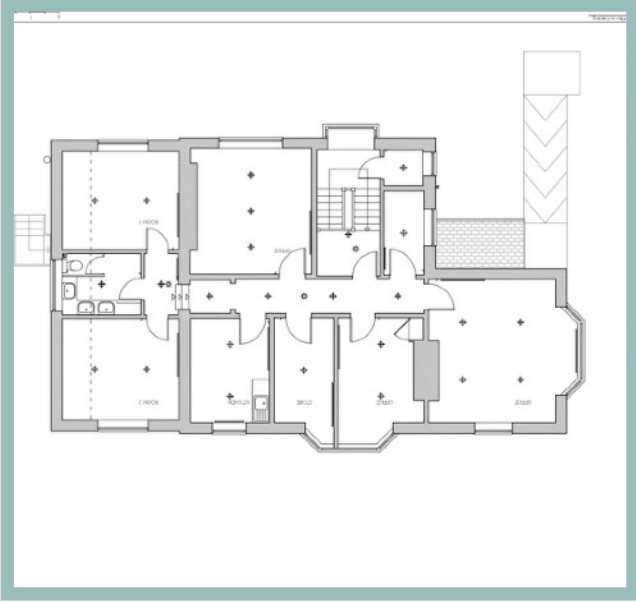


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole  
DIAMOND COLLECTION



Edenfield  
14 Lansdowne Road  
Colwyn Bay  
LL29 7YD



# Substantial Detached Residence With Amazing Potential & A Development Opportunity

## Description

This substantial detached residence offers amazing potential. Currently with planning permission for seven apartments the light and spacious rooms would be converted into two apartments in the basement, two on the ground floor and first floor and a penthouse in the attic space. Viewing is recommended to not only appreciate the size and layout of the rooms but also other potential development ideas. Situated close to the amenities of Colwyn Bay and all transport links there is ample off road parking to the front of the property and a small garden area to the rear.

- ✓ SUBSTANTIAL DETACHED RESIDENCE WITH AMAZING POTENTIAL - 509.1m sq
- ✓ SUBJECT TO PLANNING PERMISSION FOR 7 APARTMENTS
- ✓ CONTACT THE OFFICE FOR FURTHER DETAILS REGARDING THE PROPOSED DEVELOPMENT & SECTION 106
- ✓ MUST BE VIEWED TO APPRECIATE THE SIZE AND LAYOUT & ALL THAT IT HAS TO OFFER
- ✓ AMPLE OFF ROAD PARKING FOR 12 CARS
- ✓ SITUATED CLOSE TO AMENITIES AND ALL TRANSPORT LINKS



## Substantial Detached Residence

Edenfield  
14 Lansdowne Road  
Colwyn Bay  
LL29 7YD

**£612,500**

Reduced From £625,000

Reference Number: RP3416  
14/11/23

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

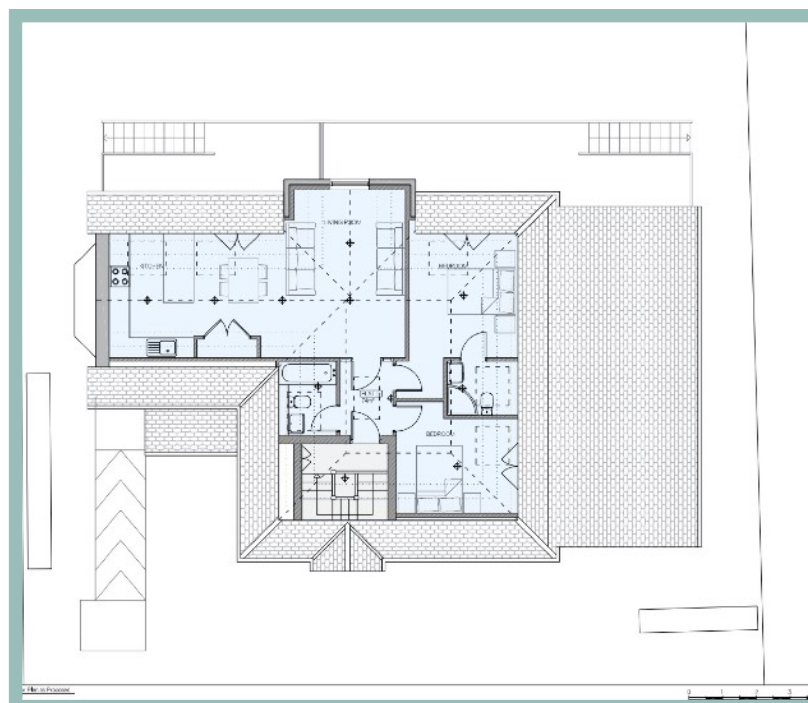
## Viewing

By appointment contact:

tel: 01492 549178  
email: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

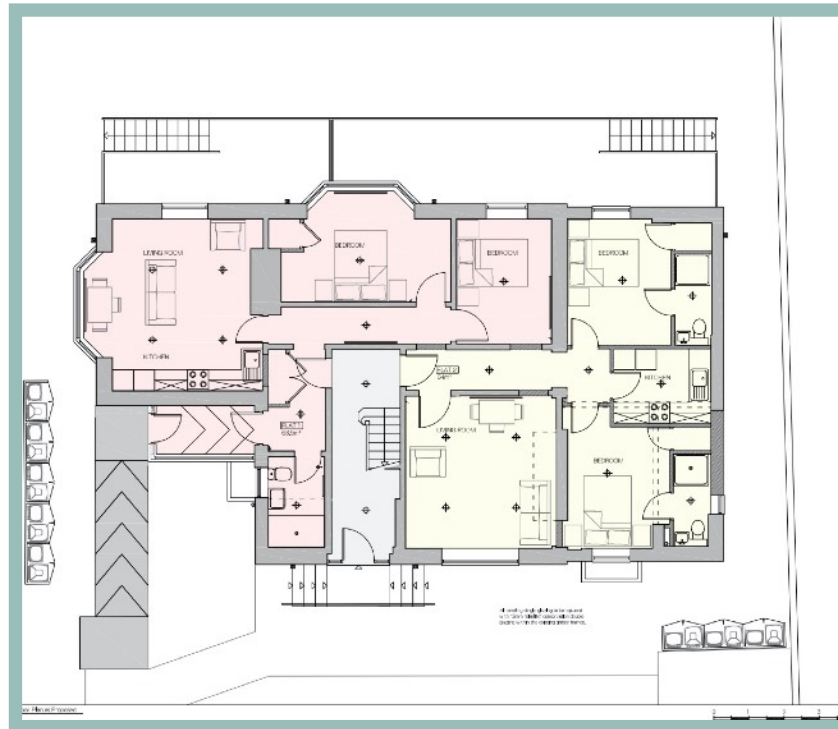
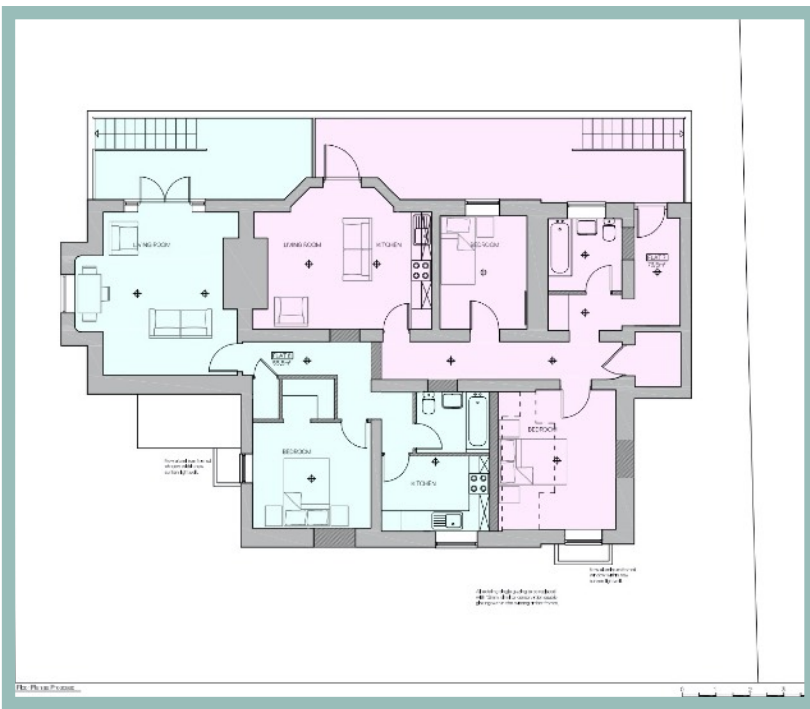


Proposed First Floor & Penthouse





Proposed Basement & Ground Floor



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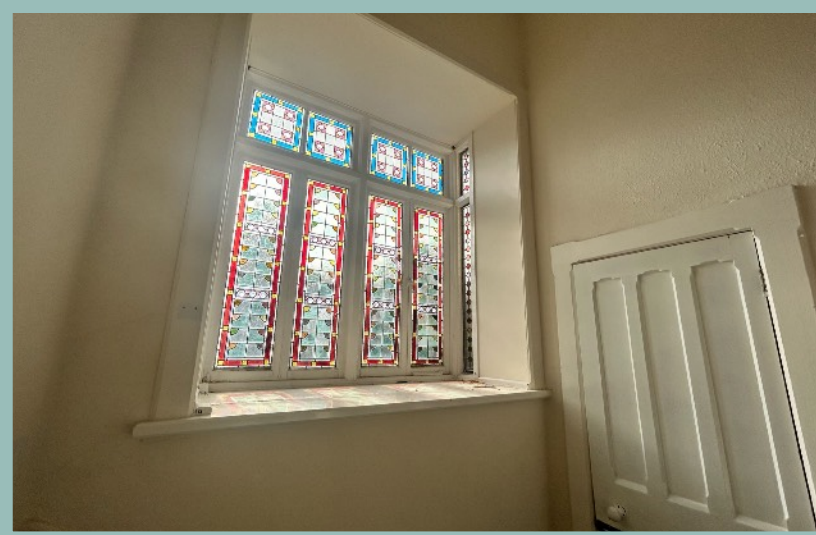
**Viewing**

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email: rhosonsea@fletcherpoole.com

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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.

## Directions

From our Rhos-on-Sea office turn towards the Promenade, turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue going straight ahead at the roundabout and crossing above the A55. At the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo, at the end of the road turn left onto Lansdowne Road.

Council Tax Band: TBC

Energy Performance Rating Band TBC

## Proposed Site Plan



### Edenfield - Floor Areas

Total floor area including communal areas - 509.1m<sup>2</sup>/5479.1 sq ft

	Guidance minimum size m <sup>2</sup>	Actual Size m <sup>2</sup>	Living room minimum floor area m <sup>2</sup> (guidance)	Living room minimum floor area m <sup>2</sup> (actual)	Bedroom minimum floor area m <sup>2</sup> (guidance)	Bedroom minimum floor area m <sup>2</sup> (actual)
<b>Apartment 1</b>	58	68.5	16m	23	Over 10.21m	13.8
2 bed 3 person					Over 6.5m	9.6
<b>Apartment 2</b>	58	64	16m	18.6	Over 10.21m	10.7
2 bed 4 person					Over 10.21m	10.6
<b>Apartment 3</b>	58	62	16m	24	Over 10.21m	11.7
2 bed 3 person					Over 6.5m	9.9
<b>Apartment 4</b>	58	64	16m	18.5	Over 10.21m	10.4
2 bed 4 person					Over 10.21m	10.3
<b>Apartment 5</b>	58	74	16m	36.6	Over 10.21m	13.6
2 bed 4 person					Over 10.21m	10.9
<b>Apartment 6</b>	53	55.5	16m	21	Over 10.21m	10.9
1 bed 2 person						
<b>Apartment 7</b>	65	73.5	16m	20.2	Over 10.21m	14.2
2 bed 3 person					Over 6.5m	8.6

