

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 travelling some distance to view the property.

Fletcher & Poole
DIAMOND COLLECTION
www.fletcherpoole.com



24 Coed Pella Road
Colwyn Bay
LL29 7BB

Substantial Seven Bedroom Detached House Situated In A Convenient Location With A Large Garden

Description

Viewing is highly recommended for this substantial seven bedroom house to fully appreciate the well proportioned rooms and layout. The accommodation is light and spacious and retains some original features.

The accommodation on the ground floor comprises of hallway, triple aspect lounge with feature fireplace and new multi fuel burner, spacious dining room, sitting room/games room, wet room, two w.c's, study, kitchen/diner, utility room and a further living room with access into the garden. To the first floor there are seven good size bedrooms, a modern contemporary bathroom, newly installed wet room and w.c. The windows are mainly double glazed and gas central heating with newly installed high flow Worcester boiler and solar panels.

Outside there is a new tarmac driveway with off road parking for up to 6 vehicles and an electric vehicle charging point. The large rear garden has fenced borders with a large patio area, laid to lawn with mature shrubs and trees with access to two timber sheds and a large timber workshop with electric.

- ✓ SUBSTANTIAL SEVEN BEDROOM DETACHED HOUSE
- ✓ SPACIOUS ACCOMMODATION RETAINING SOME ORIGINAL FEATURES
- ✓ MUST BE VIEWED TO FULLY APPRECIATE THE WELL PROPORTIONED ROOMS & LAYOUT
- ✓ CONVENIENTLY LOCATED FOR AMENITIES, SCHOOLS & LOCAL TRANSPORT LINKS
- ✓ AMPLE OFF ROAD PARKING, GOOD SIZE GARDEN & WORKSHOP
- ✓ NEW SOLAR PANELS INSTALLED
- ✓ NO CHAIN

Bedroom One

5.84m x 4.69m (19'2" x 15'5")

Bedroom Two

4.69m x 2.99m (15'5" x 9'10")

Bedroom Three

4.25m x 3.22m (14'0" x 10'7")

Bedroom Four

4.77m x 4.34m (15'8" x 14'3")

Bedroom Five

3.51m x 3.53m (11'6" x 11'7")

Bedroom Six

4.36m x 2.42m (14'4" x 8'0")

Bedroom Seven

4.61m x 2.50m (15'1" x 8'2")

Dressing Area/Study

2.74m x 2.02m (9'0" x 6'8")

Shower Room

1.95m x 1.0m (6'5" x 3'4")

Bathroom

3.26m x 2.72m (10'8" x 8'11")

W.C.

2.52m x 0.87m (8'3" x 2'10")

7 Bedroom
Detached
House

24 Coed Pella Road
Colwyn Bay
LL29 7BB

£595,000

NO CHAIN

Reference Number: RP2724
28/02/24

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

Registered Company
Number 4687367

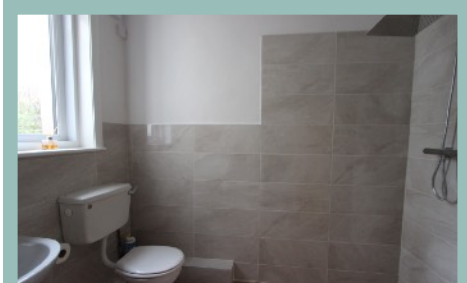
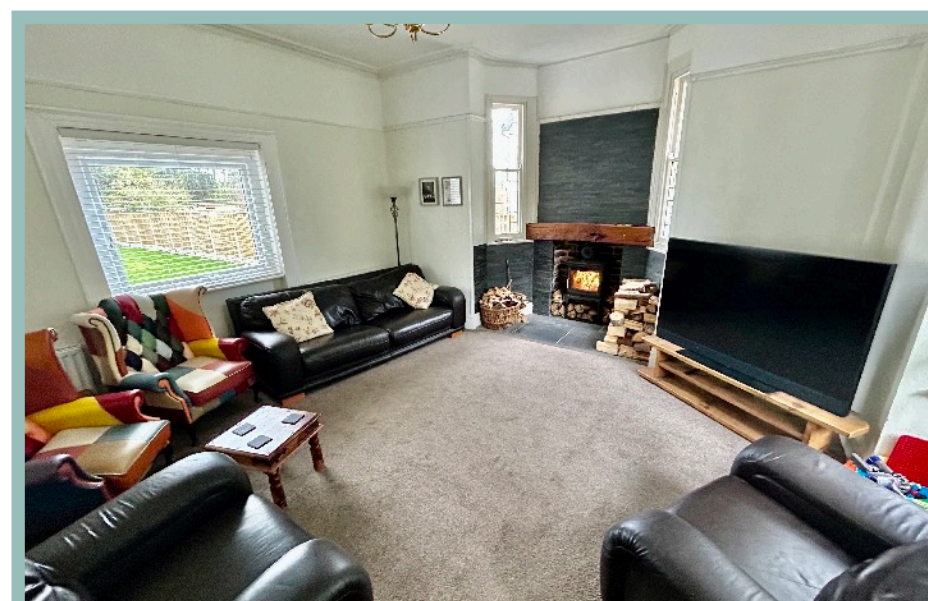
Valuation

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





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Lounge

5.83m x 5.14m (19'2" x 16'11") Maximum

Dining Room

5.82m x 4.55m (19'1" x 14'11")

Wet Room

2.46m x 1.67m (8'1" x 5'6")

Sitting Room/Games Room

4.59m x 3.54m (15'1" x 11'8") Maximum

W.C.

1.57m x 1.08m (5'2" x 3'7")

Study

3.42m x 2.53m (11'3" x 8'4")

Kitchen/Diner

6.35m x 2.92m (20'10" x 9'7")

W.C.

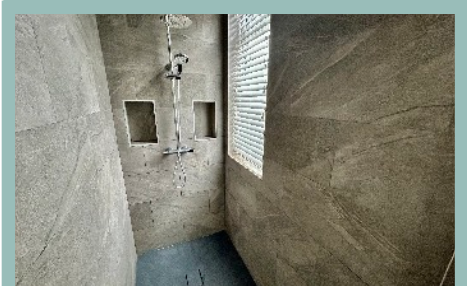
1.36m x 0.90m (4'6" x 3'0")

Utility Room

3.51m x 2.60m (11'6" x 8'6")

Living Room

8.44m x 3.45m (27'8" x 11'4")



Work Shop

7.90m x 3.62m (25'11" x 11'11")

Timber Shed

3.66m x 1.82m (12'0" x 6'0")

Log Shed

3.04m x 2.34m (10'0" x 7'8")

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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 right onto the promenade and continue along the promenade, turn right after the Toad Pub, straight ahead at the crossroads onto Marine Road, at the mini roundabout turn left onto Conway road, take the second right turn onto Coed Pella Road where No 24 can be found up the road on the right hand side.

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

Energy Performance Rating Band D

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