

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.

[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole  
DIAMOND COLLECTION



Oak Cottage  
1 Kings Crescent  
Colwyn Bay  
LL29 7YJ



# Stylish & Beautifully Presented Four Bedroom Detached Family Home Situated In A Sought After Area

## Description

This stylish & beautifully presented four bedroom detached family home is situated in the sought after residential area of Colwyn Bay within walking distance to Rydal Penrhos private school, local shops, Rhos on Sea promenade & beach. The cottage style home is set back, just off the road down a drive sitting in landscaped gardens with ample off road parking.

Individually designed by well known local builders to resemble a "thatched cottage" in a crescent to the front with three similar houses by the same builder to the rear. On the ground floor there is a covered front porch, hallway, snug, light spacious lounge with inglenook fireplace and French doors leading to the rear patio and garden, kitchen with dining area, utility room and w.c. Stairs lead to the galleried landing which is light and spacious off which there is a Master bedroom with recessed fireplace, ensuite bathroom with dual sinks and dressing room, two further bedrooms, family bathroom and study. From the study the converted attic/ fourth bedroom and ensuite shower room can be accessed through a "secret door" taking you up an additional staircase. The property benefits from a detached studio/coach house in the rear garden which gives further accommodation with a cloakroom, sitting area/office with spiral staircase leading up to the first floor studio room. The coach house is ideal for guest accommodation or can be used as an office for your home business.

Outside to the front of the property there is a driveway to the house which branches off to the rear for access to the three houses behind and ample off road parking. To the rear there is a beautifully enclosed landscaped garden, patio seating area with well established trees, plants & shrubs.

Detached garage with automatic roller shutter doors with area for more parking.

The property benefits from gas central heating and UPVC double glazing throughout.

Viewing is highly recommended to appreciate the spacious and versatile accommodation as well as the convenient location.

- ✓ STYLISH FOUR BEDROOM DETACHED FAMILY HOME
- ✓ TWO ENSUITE BEDROOMS
- ✓ SEPARATE STUDIO/ANNEXE
- ✓ DETACHED GARAGE WITH ELECTRIC ROLLER DOORS
- ✓ AMPLE OFF ROAD PARKING
- ✓ LANDSCAPED GARDENS TO THE FRONT & REAR
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ WALKING DISTANCE TO LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH



4 Bedroom  
Detached  
House

Oak Cottage  
1 Kings Crescent  
Colwyn Bay  
LL29 7YJ

**£669,950**

Reference Number: RP3610  
10/06/24

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

Registered Company  
Number 4687367

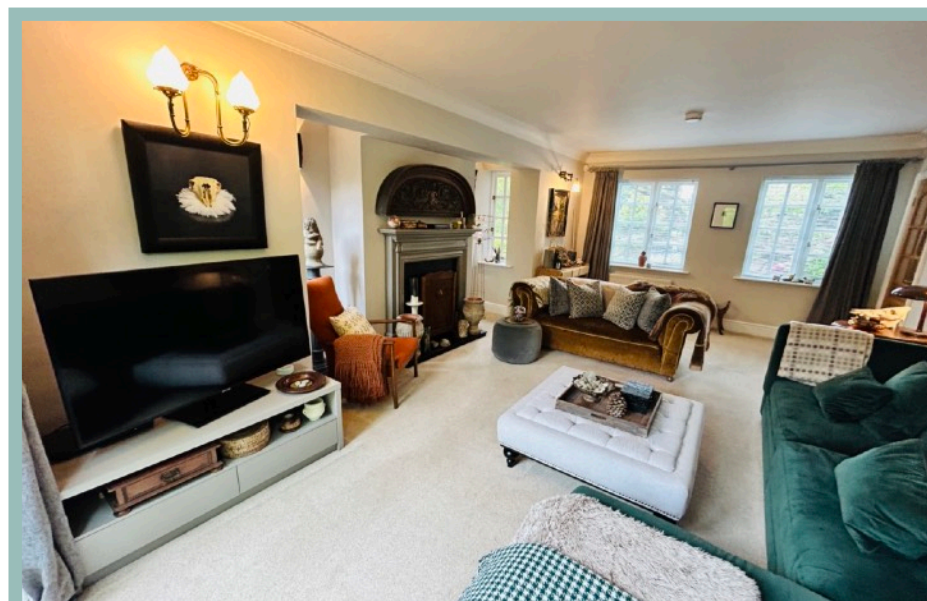
## Valuation

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](http://www.fletcherpoole.com)







## 4 Bedroom Detached House

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### Reception Hall/Snug

7.38m x 2.97m (24'2" x 9'9")

### Lounge

6.35m x 4.57m (20'10" x 15'0") Maximum

### Kitchen

4.71m x 3.26m (15'6" x 10'9")

### Dining Area

4.11m x 2.58m (13'6" x 8'6")

### Utility Room

2.60m x 1.47m (8'6" x 4'10")

### W.C.

### Master Bedroom

4.59m x 4.57m (15'1" x 15'0") Maximum

### Ensuite Bathroom

2.44m x 1.64m (8'0" x 5'5")

### Dressing Room

### Bedroom Two

4.25m x 2.89m (14'0" x 9'6")

### Bedroom Three

3.18m x 2.15m (10'5" x 7'1")

### Family Bathroom

### Study

2.89m x 2.00m (9'6" x 6'7")

### Bedroom Four

4.13m x 3.17m (13'7" x 10'5")

### Ensuite Shower Room

2.72m x 2.12m (8'11" x 7'0")

### Garage

4.20m x 4.20m (13'9" x 13'9")

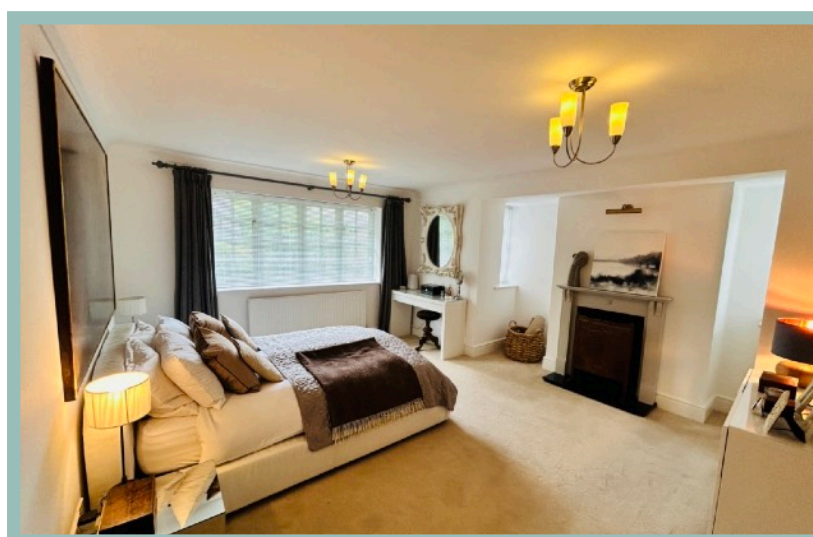
### Studio/Annexe Office/Sitting Area

4.38m x 2.57m (14'5" x 8'5")

### Cloakroom

### First Floor Studio

9.11m x 2.62m (29'11" x 8'7")





## Location

Situated in a sought after conservation area perfectly located for the A55 and all local amenities and within an hours drive of Chester and Liverpool.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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 crossroads onto Marine Road, at the mini roundabout go straight across onto Pwlycrochan Avenue, at the crossroads turn right onto Lansdowne Road, continue up Kings Road where Kings Crescent can be found on the right hand side.

Council Tax Band F

Energy Performance Rating Band C

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