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Fletcher & Poole



21 Woodhill Road
Colwyn Bay
LL29 7EU

Four Bedroom Semi Detached House Maintaining A Wealth Of Original Features

Description

This four bedroom semi detached house maintains a wealth of original features and is walking distance to the local shops, schools and other amenities in Colwyn Bay.

The property benefits from gas central heating and UPVC double glazing throughout and is well worth viewing to appreciate the spacious layout, original features and location.

The accommodation on the ground floor briefly comprises of:

Entrance hallway with original tiled floor, spacious lounge with box bay window, 2nd reception room and kitchen with back door out onto the garden/yard.

Stairs lead to the first floor with landing where three double bedrooms, single bedroom and family bathroom can be found.

Far reaching sea views can be seen from the front of the property.

To the rear the garden/yard is enclosed with access to the front around the side of the property.

- ✓ FOUR BEDROOM SEMI DETACHED HOUSE
- ✓ MAINTAINS A WEALTH OF ORIGINAL FEATURES
- ✓ TWO RECEPTION ROOMS
- ✓ FAR REACHING SEA VIEWS
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS AND OTHER AMENITIES

Lounge

4.65m x 3.78m (15'3" x 12'5")



Kitchen

3.36m x 2.88m (11'0" x 9'6")



Second Reception Room

4.35m x 4.17m (14'3" x 13'8")

Bedroom One

3.78m x 3.60m (12'5" x 11'10")



Bedroom Two

4.20m x 2.83m (13'10" x 9'4")

Bedroom Three

3.36m x 2.85m (11'0" x 9'4")

Bedroom Four

3.79m x 2.36m (12'5" x 7'9")

Bathroom

2.58m x 1.77m (8'6" x 5'10")



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, continue up this road, Woodhill Road can be found on the left.

Council Tax Band: "D" (provided on www.voa.gov.uk)
Energy Performance Rating Band "C"

4 Bedroom
Semi Detached
House

21 Woodhill Road
Colwyn Bay
LL29 7EU

£229,950

Reduced From ~~£244,950~~
Reference Number:RP3633
25/06/24

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

Registered Company
Number 4687367

Valuation

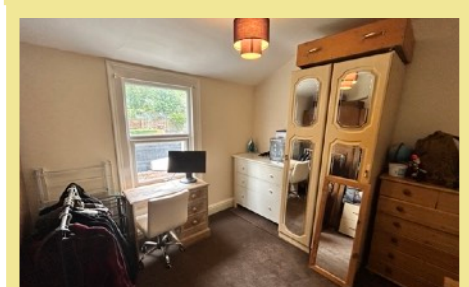
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		