

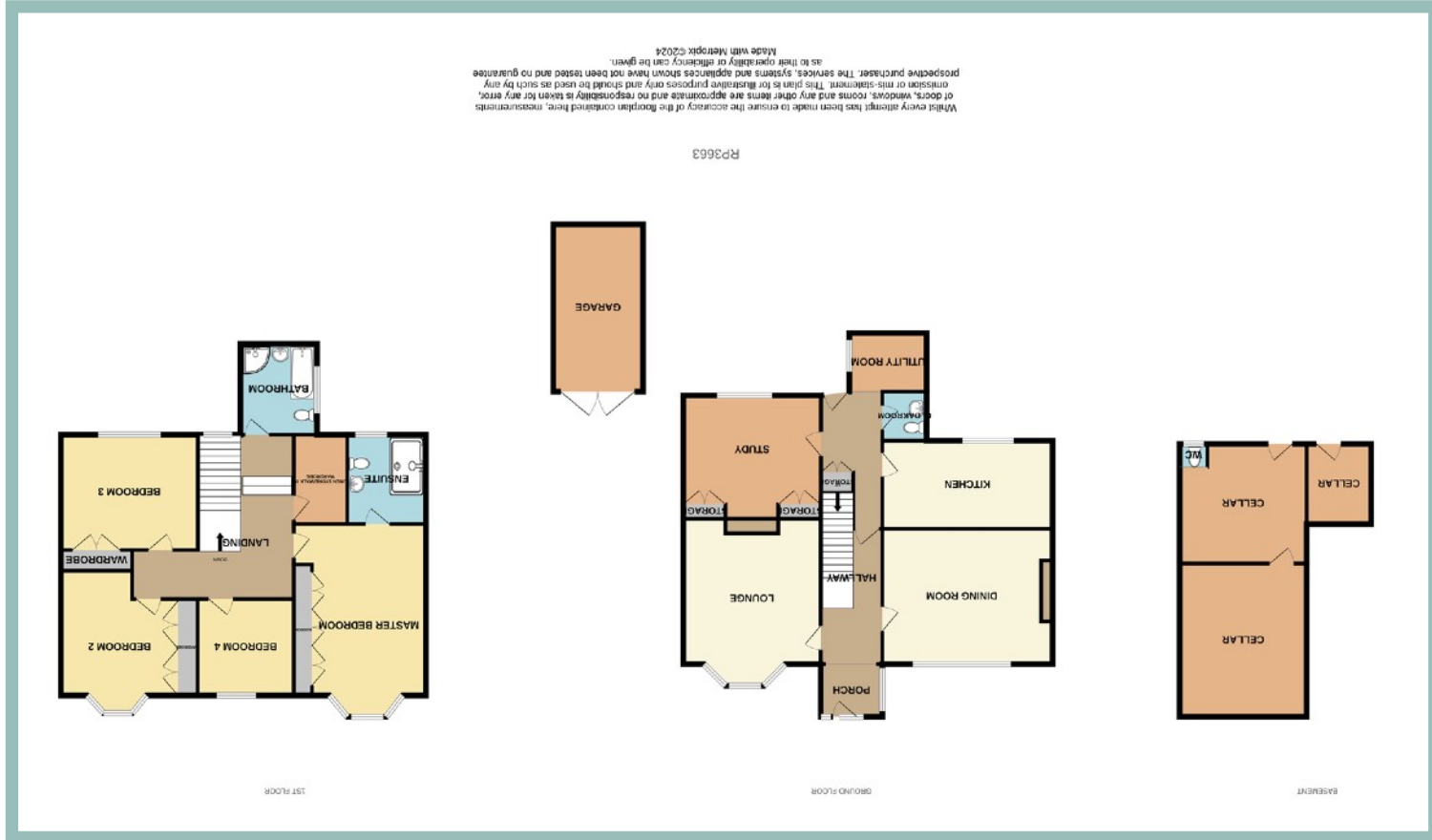
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



37 Coed Pella Road
Colwyn Bay
LL29 7BB

Traditional Four Bedroom Detached House Which Maintains A Wealth Of Character

Description

This traditional refurbished Victorian four bedroom detached house maintains a wealth of character and original features and is situated on a large plot surrounded by beautiful gardens. Located on the outskirts of Colwyn Bay the property is within easy walking distance to a variety of shops, cafes, the promenade and beach. The Pwllcrochan Woods Nature Reserve is at the rear.

The accommodation on the ground floor briefly comprises of:

Entrance porch with original tiled floor and stained glass windows, lounge with bay window, grand dining room, kitchen, large study, utility room and cloakroom.

The original staircase leads to the first floor where there is a spacious landing, master bedroom with bay window and fitted wardrobes, contemporary ensuite shower room, linen store/walk in wardrobe, a further three bedrooms, two of which also benefit from fitted wardrobes and family bathroom (wetroom).

To the rear of the property is a beautifully maintained garden with various seating areas, lawned area and borders with well established plants, fruit trees and shrubs, large vegetable patch with garden shed, greenhouse and detached garage.

There is access to the three cellars which are ideal for extra storage.

The garden is a lovely spot for outside dining, relaxing and entertaining. To the front there is a large driveway with ample off road parking, which could easily take a caravan, motorhome or boat, access to the detached garage and further gardens, lawn and more well established plants and shrubs. The property benefits from a complete new gas central heating system, new UPVC double glazing, a recently fitted kitchen and utility room, and new carpets and flooring throughout. The large loft is partially boarded with a pull down ladder.

Viewing is essential to appreciate the character and location of this traditional family home.

- ✓ TRADITIONAL FOUR BEDROOM DETACHED HOUSE
- ✓ CHARACTER & ORIGINAL FEATURES
- ✓ BEAUTIFULLY MAINTAINED REAR GARDEN WITH VEGETABLE PATCH, FRUIT TREES AND GREENHOUSE
- ✓ DETACHED GARAGE
- ✓ DRIVEWAY WITH AMPLE OFF ROAD PARKING
- ✓ MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- ✓ SITUATED CLOSE TO THE PWLLYCROCHAN WOODS NATURE RESERVE
- ✓ CELLARS



4 Bedroom
Detached House

37 Coed Pella Road
Colwyn Bay
LL29 7BB

£525,000

NO CHAIN

Reference Number: RP3663
25/07/24

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

Registered Company
Number 4687367

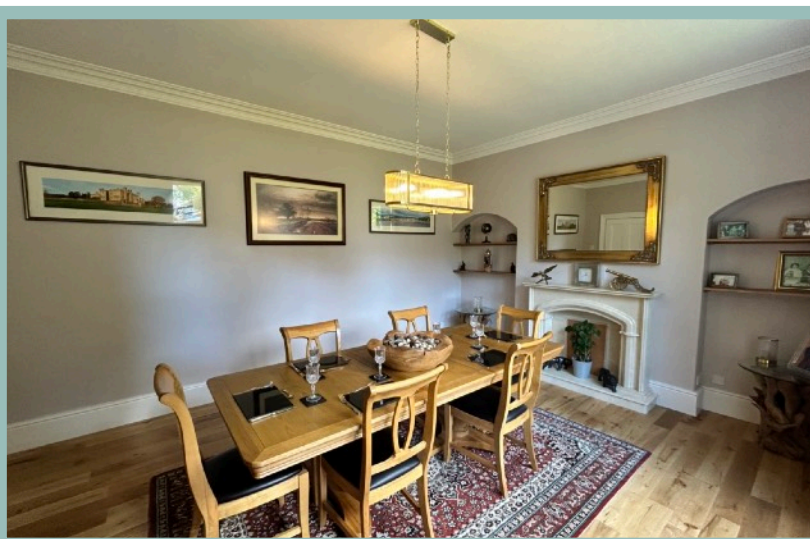
Valuation

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
m
web: www.fletcherpoole.com





4 Bedroom Detached House

37 Coed Pella Road
Colwyn Bay
LL29 7BB

£525,000

NO CHAIN

Reference Number: RP3663
25/07/24

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: rhosonseasales@fletcherpoole.com
web: www.fletcherpoole.com

Entrance Porch

6'4" x 5'5" (1.93m x 1.65m)

Lounge

14'10" x 14'2" (4.52m x 4.31m)

Dining Room

16'10" x 13'11" (5.12m x 4.24m)

Kitchen

13'10" x 8'11" (4.21m x 2.72m)

Study

14'0" x 11'76 (4.26m x 3.49m)

Utility Room

7'10" x 6'0" (2.39m x 1.81m)

Cloakroom

4'7" x 3'1" (1.41m x 0.93m)

Master Bedroom

13'10" x 12'3" (4.22m x 3.73m)

Ensuite

9'3" x 8'1" (2.82m x 2.47m)

Bedroom Two

14'11" x 14'0" (4.53m x 4.27m)

Bedroom Three

14'0" x 11'9" (4.27m x 3.58m)

Bedroom Four

9'11" x 9'10" (3.03m x 3.00m)

Linen Store/Walk In Wardrobe

9'0" x 5'5" (2.74m x 1.64m)

Bathroom

9'5" x 7'10" (2.86m x 2.39m)

Cellars

15'11" x 13'4" (4.85m x 4.06m)

13'2" x 12'3" (4.00m x 3.74m)

8'4" x 6'7" (2.54m x 1.99m)

Detached Garage

17'2" x 9'2" (5.24m x 2.78m)



4 Bedroom
Detached House

37 Coed Pella Road
Colwyn Bay
LL29 7BB

£525,000

NO CHAIN

Reference Number: RP3663
25/07/24

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

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 towards the Promenade, turn right onto the Promenade, turn right by The Toad public house, go straight across at the T junction, turn left at the mini roundabout onto Conway Road, take the second right onto Coed Pella Road where no 37 can be found on the left hand side.

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

Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

