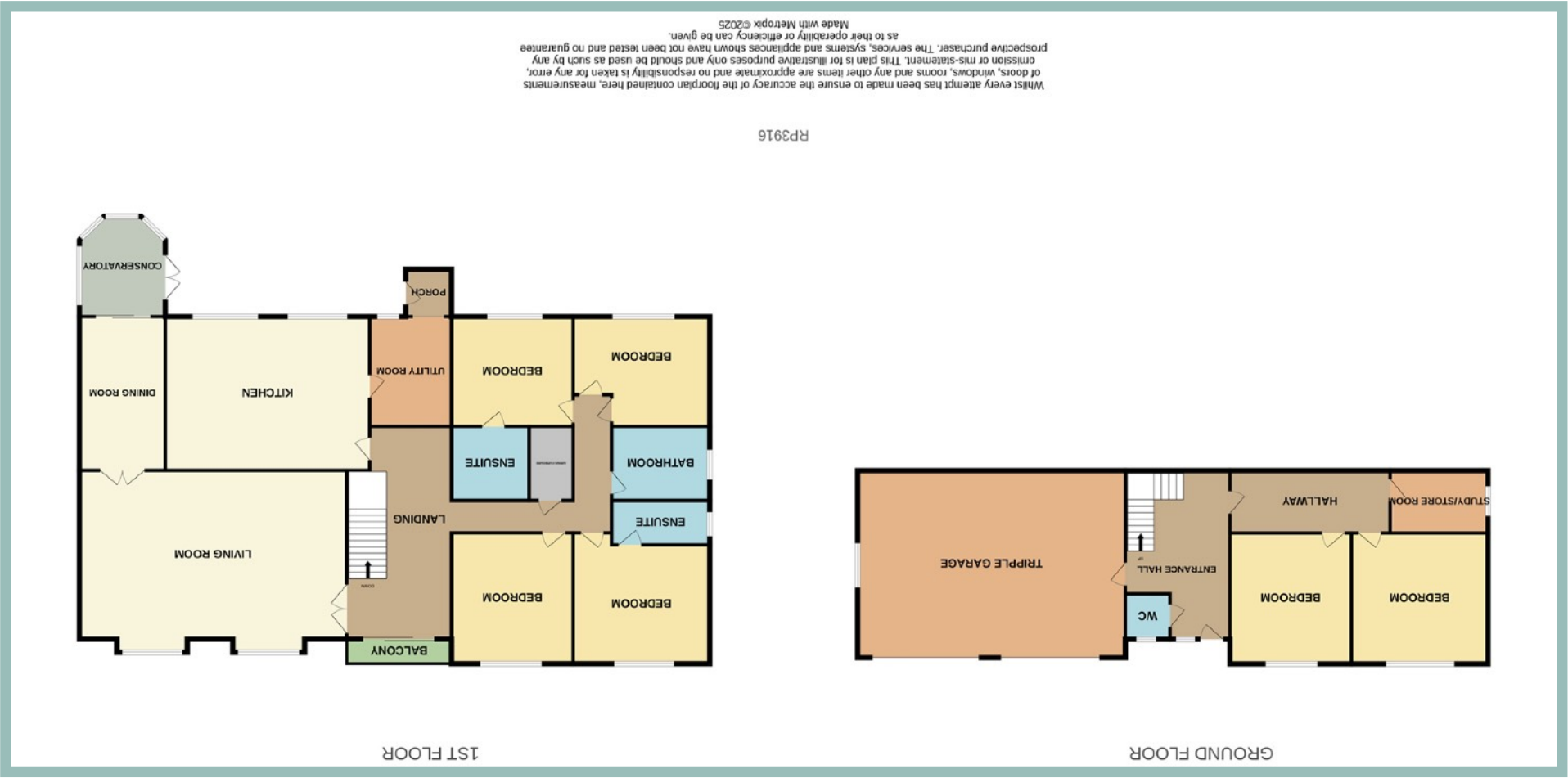


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

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.



Spacious Six Bedroom Detached House Situated On A Large Plot & In An Elevated Position With Distant Sea Views

Description.

A spacious six bedroom detached house situated on a large plot with extensive landscaped gardens and in an elevated position with distant sea views. The property benefits UPVC double glazing, gas central heating and an 18 solar panel system. The architect designed house includes a loft with skylights and is boarded over so providing potential for an extra floor. Viewing is highly recommended to appreciate the spacious layout, far reaching sea views, and large landscaped plot with small stream. This substantial property is well built with block and beam construction which provides a solid feel throughout. The house is built on a large square plot comprising of three original building plots measuring roughly 60 metres by 60 metres which is approximately 0.9 of an acre. This upside-down house on the ground floor briefly comprises, impressive entrance hall with feature staircase, two large double bedrooms with views over the gardens, a spacious storeroom which could be converted into a family bathroom/ ensuite shower room, wc, and large integral triple garage.

Upstairs there is a large gallery landing with access onto a balcony which benefits from far reaching sea views, French doors provide access into the spacious lounge with dual aspect windows and feature fireplace, further French doors provide access into the Dining room with a spacious conservatory leading off it. The large kitchen/diner benefits from a fully fitted kitchen with breakfast bar and integrated appliances. There is a good sized separate utility room. There is a large master bedroom with sea views, fitted wardrobes and ensuite shower room, a spacious family bathroom with separate bath and shower, a second double bedroom with ensuite shower room, a further two double bedrooms and an airing cupboard.

Outside the property benefits from a sweeping driveway with off road parking for around six cars with access to a triple garage, the front is laid to lawn with mature shrubs and trees. The sunny private rear garden has a large, flagged patio area off the conservatory, laid to lawn with mature shrubs, with access to a large garden store which could be converted into a garden room, there is also a concrete pad which could be used for a large shed. There is also a small stream which runs through the grounds which could be used to create an ornamental pond.

- ✓ SPACIOUS SIX BEDROOM DETACHED HOUSE
- ✓ SITUATED ON A LARGE ELEVATED PLOT WITH SEA VIEWS
- ✓ OVER 3000 SQUARE FEET OR 281 SQUARE METRES OF ACCOMMODATION
- ✓ POTENTIAL TO CREATE A SELF CONTAINED ANNEXE ON THE GROUND FLOOR
- ✓ SIX DOUBLE BEDROOMS & THREE BATHROOMS
- ✓ LARGE SUNNY PLOT BACKING ONTO OPEN FARMLAND
- ✓ OFF ROAD PARKING WITH TRIPLE GARAGE
- ✓ VIEWING ESSENTIAL
- ✓ NO CHAIN



6 Bedroom
Detached
House

7 Honeysuckle
Park
Upper Colwyn Bay
LL29 6DZ

£724,950

Reference Number: RP3916
2/04/25

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

Registered Company
Number 4687367

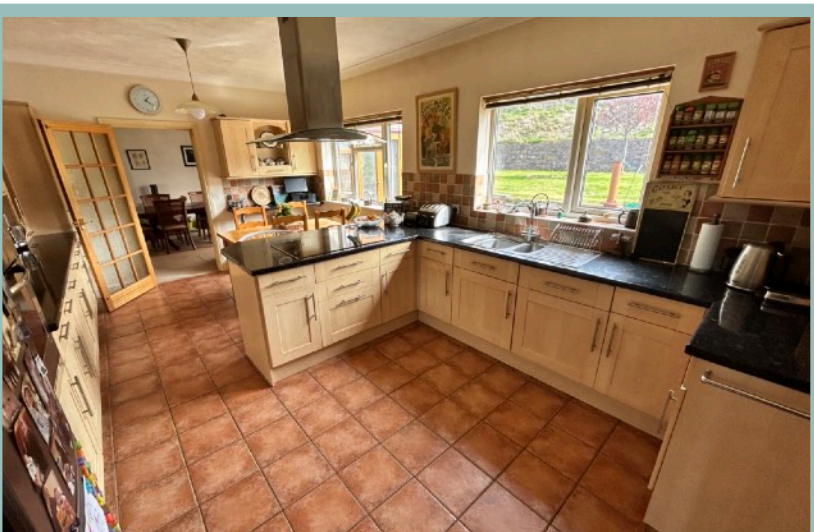
Valuation

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.co
m
web: www.fletcherpoole.com





6 Bedroom
Detached
House

7 Honeysuckle
Park
Upper Colwyn Bay
LL29 6DZ

£724,950

Reference Number: RP3916
2/04/25

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.co
m
web: www.fletcherpoole.com

Hallway

5.84m x 3.52m (19’2” x 11’7”)

Bedroom Five

4.24m x 3.90m (1311” x 12’10”)

Bedroom Six

4.58m x 4.30m (15’0” x 14’1”)

Store Room

3.23m x 1.94m (10’7” x 6’5”)

W.C.

1.80m x 1.04m (5’11” x 3’5”)

Landing

8.59m x 6.14m (28’2” x 20’2”) Maximum

Lounge

9.02m x 4.94m (29’7” x 16’2”)

Dining Room

3.96m x 3.61m (13’0” x 11’10”)

Conservatory

3.82m x 3.16m (12’7”x 10’5”)

Kitchen/Diner

5.70m x 3.59m (18’8” x 11’10”)

Utility

4.27m x 2.55m (14’0” x 8’5”) Maximum

Master Bedroom

4.59m x 3.94m (15’1”x 12’11”)

Ensuite

3.31m x 1.44m (10’11” x 4’9”)

Bedroom Two

4.36m x 3.95m (14’4” x 12’11”)

Bathroom

3.32m x 2.45m (10’11” x 8’1”)

Bedroom Three

4.03m x 4.00m (13’3” x 13’2”)

Ensuite

2.72m x 1.18m (8’11” x 3’11”)

Bedroom Four

4.51m x 3.60m (11’6” x 11’10”)

Airing Cupboard

1.17m x 1.15m (3’10”x 3’9”)

Summer House

5.00m x 5.00m (16’5” x 16’5”)



Triple Garage

8.99m x 6.70m (29’6” x 22’0”)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Location

Located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local Pub, school and shops. Colwyn Bay has a variety of shops and amenities and the A55 dual carriageway is approximately 1.5 miles distant.

Directions

From the Rhos On Sea office turn right towards the Promenade, turn right onto the Promenade, continue for about a mile, turn right by The Toad Public House, go straight ahead at the crossroads, go straight ahead at the mini roundabout, turn right onto Lansdowne Road, carry on up Kings Road as the road bears left, continue to the top of the hill, turn left onto Pen Y Bryn Road and a right turn onto St Andrews Road, take the third left onto Bryn Cadno then the first right onto Honeysuckle Park where the property is the last one on the left.

Council Tax Band: “H” (provided on voa.gov.uk)

Energy Performance Rating Band B

6 Bedroom
Detached
House

7 Honeysuckle
Park
Upper Colwyn Bay
LL29 6DZ

£724,950

Reference Number: RP3916
6/04/25

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

