



204 Conway Road
Colwyn Bay
LL29 7LU

Spacious Five Bedroom Semi Detached House

Description

This beautifully presented five-bedroom semi-detached house split over three floors offers a wealth of original features and has been fully restored to a high standard. With over 200 square metre footage this property has a lot to offer including UPVC double glazing, gas central heating ,log burners, ample parking and private rear garden. Viewing is highly recommended to fully appreciate the layout and room sizes.

The accommodation on the ground floor comprises of a porch, spacious hallway with original wooden staircase, living room with log burner, under the stairs WC, sitting room with a log burner, dining room leading into the modern fully fitted kitchen.

To the First floor there is four double bedrooms with one offering beautiful views of the Bryn Euryn nature reserve, family bathroom with large shower, staircase leading to the second floor with has a double bedroom and ensuite with a free-standing bath.

Outside there is ample off-road parking lawned area to the front of the property, a garage at the end of the driveway with electric that could be a potential office space/workshop, enclosed rear garden with lovely established plants and shrubs, lawned area and summerhouse where you can sit and enjoy the last of the evening sun. Access to the cellar that has been recently tanked is from the rear garden this offers ample storage.

- ✓ SPACIOUS FIVE BEDROOM SEMI DETACHED HOUSE
- ✓ ORIGINAL FEATURES THROUGHOUT
- ✓ MODERN KITCHEN & BATHROOMS
- ✓ LARGE REAR GARDEN
- ✓ AMPLE OFF ROAD PARKING & GARAGE

Cellar

6.94m x 4.41m (22'9" x 14'6")

Ground Floor

Porch	1.75 x 4.01 (5'9" x 13'2")
Lounge	4.01 x 4.47 (13'2" x 14'8")
Hallway	5.77 x 5.23 (18'11" x 17'2")
WC	1.99 x 0.94 (6'7" x 3'1")
Kitchen	2.92 x 4.48 (9'7" x 14'9")
Dining Room	4.47 x 3.44 (14'8" x 11'4")
Sitting Room	4.01 x 4.48 (13'2" x 14'9")



First Floor

Bedroom One	3.98 x 4.38 (13'1" x 14'5")
Bathroom	1.79 x 3.18 (5'11" x 10'5")
Bedroom Two	4.05 x 3.44 (13'4" x 11'4")
Bedroom Three	2.96 x 4.48 (9'9" x 14'9")
Bedroom Four	3.98 x 3.42 (13'1" x 11'3")
Landing	3.98 x 6.36 (13'1" x 20'10")



Second Floor

Bedroom Five	3.98 x 3.62 (13'1" x 11'11")
Ensuite	2.72 x 2.26 (8'11" x 7'5")



Location

The property is located in a popular residential area. and is conveniently located for the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn towards the Promenade. Turn right onto the Promenade and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue and go straight ahead at the roundabout and cross over the A55, at the mini roundabout turn right onto Conway Road.

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

5 Bedroom Semi Detached House

204 Conway Road
Colwyn Bay
LL29 7LU

£324,950

Reference Number:RP3931
16/04/25

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.com
web: www.fletcherpoole.com

