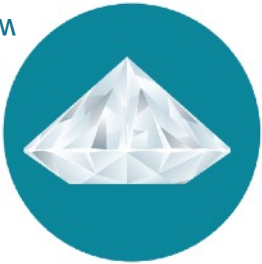


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Fletcher & Poole
DIAMOND COLLECTION
www.fletcherpoole.com



32 Foxhall Close
Colwyn Bay
LL29 8RT

Spacious Four Bedroom Detached Family Home With Beautifully Maintained Wrap Around Gardens, Walking Distance To The Local Shops & Schools

Description

This spacious four bedroom detached family home is situated in a quiet, good sized corner plot on a popular residential development with beautifully maintained wrap around gardens and benefitting from far reaching hillside views from its slightly elevated position.

Walking distance to the local shops, schools and other amenities of Colwyn Bay and a short drive to the promenade & beach.

Comprising of:

Hallway, spacious lounge with French doors into a very large conservatory, dining room with French doors out to the side garden, office/bedroom 5, cloakroom, kitchen/diner with French doors out onto the rear garden, utility room.

Stairs lead up to the first floor where there is a light and spacious landing with storage, master bedroom with a range of fitted wardrobes and ensuite shower room, a further three double bedrooms and a family bathroom with bath & separate shower.

The beautifully maintained wrap around rear garden is enclosed and lawned with patio seating areas and an abundance of well established trees, plants & shrubs.

Access into the double garage with electric doors.

Outside to the front there is substantial off road parking on the drive, double garage and access to the rear garden via timber gate.

A small parcel of land opposite belongs to the house which is gated and lawned.

Benefitting from UPVC double glazed windows and gas central heating throughout.

Viewing is highly recommended to appreciate the spacious family home on offer, beautiful gardens and convenient location.

- ✓ SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- ✓ LARGE CONSERVATORY
- ✓ SUBSTANTIAL OFF ROAD PARKING
- ✓ DOUBLE GARAGE
- ✓ ELEVATED POSITION WITH FAR REACHING HILLSIDE VIEWS
- ✓ BEAUTIFULLY MAINTAINED WRAP AROUND REAR GARDENS
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS & OTHER AMENITIES



4 Bedroom
Detached
House

32 Foxhall Close
Colwyn Bay
LL29 8RT

£395,900

Reference Number: RP3938
23/04/25

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: rhosonseaf@fletcherpoole.com
web: www.fletcherpoole.com





4 Bedroom
Detached
House

32 Foxhall Close
Colwyn Bay
LL29 8RT

£395,000

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Hallway
3.44m x 2.43m (11'3"x 8'0")

Lounge
4.65m x 4.45m (15'3" x 14'7")

Dining Room
3.98m x 3.47m (13'1" x 11'5")

Kitchen/Diner
3.74m x 3.66m (12'3" x 12'0")

Utility
1.95m x 1.58m (6'5"x 5'2")

Conservatory
5.62m x 5.85m (18'5" x 19'2")

Cloakroom
1.72m x 1.17m (5'8" x 3'10)

Office/Bedroom Five
2.87m x 2.22m (9'5" x 7'4")

Master Bedroom
3.74m x 2.91m (12'3" x 9'7")

Ensuite
2.78m x 2.04m (9'1" x 6'8")

Bedroom Two
3.25m x 2.93m (10'8" x 9'7")

Bedroom Three
3.58m x 2.81m (11'9" x 9'3")

Bedroom Four
3.49m x 3.00m (11'6" x 9'10")

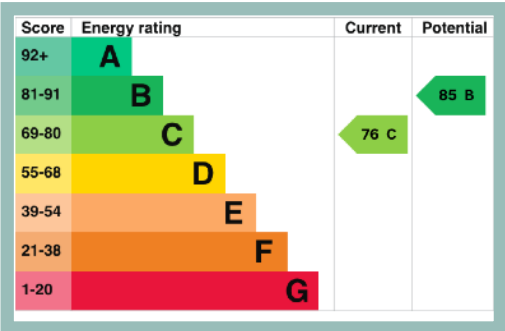
Bathroom
3.03m x 1.94m (9'11" x 6'5")



Double Garage
5.32m x 5.20m (17'5" x 17'1")

Location

The property is located on the outskirts of Colwyn Bay with its local shops and other facilities. The larger resort town of Colwyn Bay is approximately one mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.



Directions

From the Rhos On Sea office turn right onto the Promenade turn right by The Toad public house, at the crossroads continue across, turn left at the mini roundabout onto Conway Road, continue through Colwyn Bay, opposite Eirias Park turn right at the mini roundabout onto Groes Road, turn right onto Glyn Avenue, continue onto Valley Road, Foxhall Close can be found on the right hand side.

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

Energy Performance Rating Band C

4 Bedroom
Detached
House

32 Foxhall Close
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£395,000

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