

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.

www.fletcherpoole.com



Douglas House
2 Douglas Road
Colwyn Bay
LL29 7PE

Substantial Three/Four Bedroom Detached Town House Situated In A Central Location Close To Amenities

Description

This substantial three/four bedroom detached town house must be viewed to not only appreciate the location but also it's amazing potential. Situated in the heart of Colwyn Bay and close to all the amenities that this vibrant town has to offer including cafes and a theatre the property is also only a short walk to the beach and promenade. It could be a light and spacious family home with accommodation laid over three floors or with the relevant planning permission it could be converted into three self contained flats. There is gas central heating and UPVC double glazing and the property has recently been upgraded with external insulation. The accommodation on the ground floor has a front entrance and side one and comprises of an entrance hall with access to a dining/reception room, a spacious kitchen/breakfast room and a large hallway with a walk in store room housing the boiler and access to the basement. To the first floor there is a utility/laundry room, a living room that could be a bedroom and a bedroom with an ensuite. To the second floor there are a further two double bedrooms and a shower room. Early viewing is highly recommended.

- ✓ SUBSTANTIAL THREE/FOUR BEDROOM DETACHED TOWN HOUSE
- ✓ SITUATED IN A CENTRAL LOCATION CLOSE TO AMENITIES AND THE PROMENADE
- ✓ AMAZING POTENTIAL AS A SPACIOUS FAMILY HOME OR CONVERSION INTO FLATS
- ✓ ACCOMMODATION LAID OVER THREE FLOORS AND WITH BASEMENT ROOM
- ✓ RECENTLY UPGRADED WITH EXTERNAL INSULATION

Entrance Hall

1.88m x 1.04m (6'2" x 3'5")

Reception/Dining Room

3.93m x 3.37m (12'11" x 11'1")



Kitchen/Breakfast Room

5.89m x 4.01m (19'4" x 13'2") Maximum

Hallway

6.10m x 1.79m (20'0" x 5'11")

Boiler Room

1.77m x 1.04m (5'10" x 3'5")

Utility/Laundry Room

3.77m x 2.09m (12'5" x 6'10")

Reception Room/Bedroom

4.61m x 3.91m (15'1" x 12'10")

Bedroom

3.99m x 3.91m (13'1" x 12'10")



Ensuite Bathroom

2.47m x 1.81m (8'1" x 6'0")

Bedroom

6.10m x 4.77m (20'0" x 15'8") Maximum

Bedroom

4.11m x 4.05m (13'6" x 13'4")

Shower Room

2.58m x 1.90m (8'6" x 6'3")

Basement

5.49m x 4.77m (18'0" x 15'8")

Location

Colwyn Bay is ideally situated on the North Wales coast. Close to A55 Expressway, railway station, Eirias Park and local amenities. Within commuting distance to Holyhead port (44 mins) Chester (39 mins) Liverpool 50 (Mins) and Manchester (76 mins)

Directions

From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade, follow this road turn right onto Marine Road by The Toad public house, continue across at the crossroads, turn left onto Conway Road, continue through the town centre, after passing Colwyn Bay Theatre turn right onto Douglas Road.

Council Tax Band: D

Energy Performance Rating Band D

3/4 Bedroom
Detached
Town House

Douglas House
2 Douglas Road
Colwyn Bay
LL29 7PE

£239,950

Reference Number:RP3946
29/04/25

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

