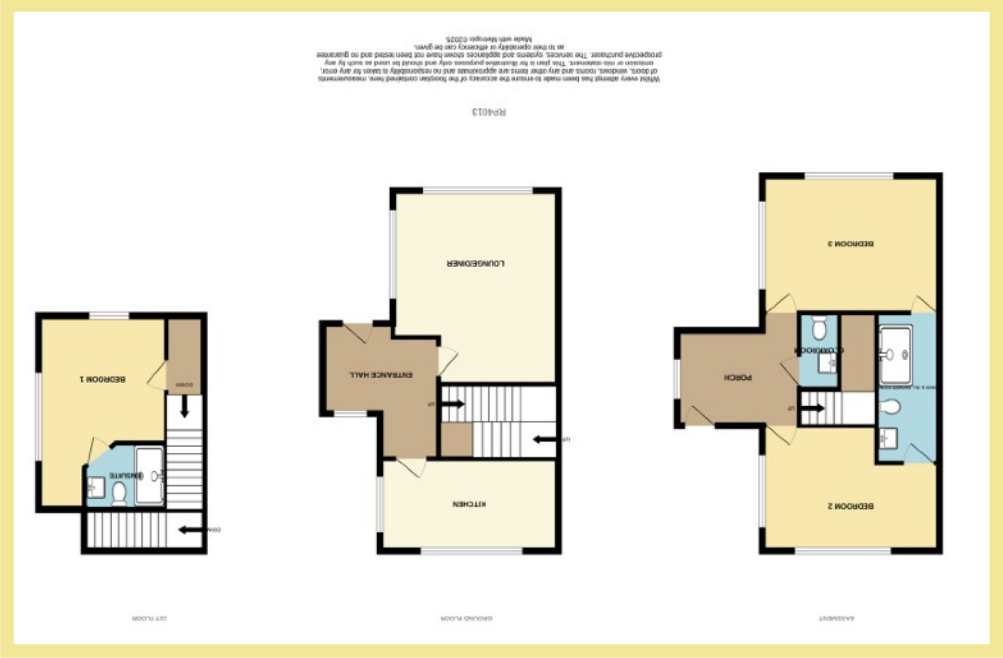
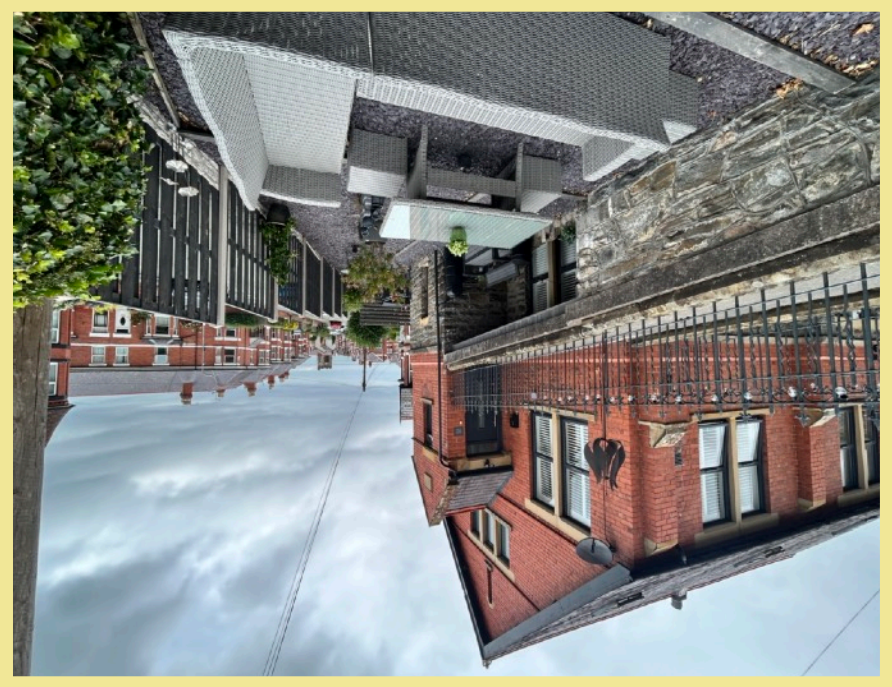


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



CONTEMPORARY THREE BEDROOM TOWNHOUSE CHURCH CONVERSION SITUATED IN A CONVENIENT LOCATION WITH OFF ROAD PARKING AND OUTSIDE SPACE

Description

This stunning three bedroom townhouse has been converted from the original Woodhill Baptiste Church to create a modern contemporary space. Set over three floors and filled with light, retaining many of the original features with high ceilings, exposed beams and feature windows. Walking distance to the local shops, schools and other amenities of Colwyn Bay. A short drive to Rhos on Sea, the promenade & beach.

No:1 has its own private ramped entrance leading to the original church porch with quarry tiles. Dual aspect windows and high ceilings make the lounge/diner light and airy. The modern white gloss kitchen has integrated appliances including:-fridge freezer, oven, dishwasher, washing machine and ceramic hob with space for a tumble dryer. One set of stairs in the hall leads to the first floor where there is a master suite with original exposed beams, feature windows and ensuite shower room. The other set of stairs leads to the lower level where there are two double bedrooms which share a “Jack & Jill” shower room. Both bedrooms have the beautiful windows with deep sills. There is also a cloakroom on this level and access from the rear porch into the courtyard garden where there is off road parking area set behind metal gates. The garden wraps around the side of the property and is laid to slate for low maintenance with a lovely seating area and far reaching sea views.

To the front is a tiered garden also laid to slate. Benefitting from gas central heating and UPVC double glazed windows throughout.

Viewing is essential to appreciate the convenient location and contemporary space this stunning conversion has to offer.

- ✓ STUNNING THREE BEDROOM TOWNHOUSE
- ✓ CONTEMPORARY CHURCH CONVERSION
- ✓ MAINTAINING MANY ORIGINAL FEATURES
- ✓ OFF ROAD PARKING
- ✓ LOW MAINTENANCE GARDEN AREA WITH FAR REACHING SEA VIEWS
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS & AMENITIES

Entrance Hall

2.95m x 2.28m (9'8" x 7'6")

Lounge/Diner

4.86m x 4.18m (16'0" x 13'9")



Rear Porch

2.84m x 2.26m (9'4" x 7'5")

Kitchen

4.16m x 2.34m (13'8" x 7'8")



Bedroom One

6.58m x 3.17m (21'7" x 10'5")



Ensuite

2.18m x 1.64m (7'2" x 5'5")

Bedroom Two

4.44m x 3.17m (14'7" x 10'5")

Bedroom Three

4.08m x 3.45m (13'5"x 11'4")

Jack & Jill Shower Room

3.78m x 1.62m (12'5" x 5'4")

Cloakroom

1.58m x 0.99m (5'2" x 3'3")

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 right onto the promenade and continue along the promenade, turn right after the Toad Pub, straight ahead at the crossroads onto Marine Road, at the mini roundabout turn left onto Conway road, take the second right turn onto Coed Pella Road, continue up this road, Woodhill Road can be found on the left.

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

3 Bedroom Town House

1 Woodhill Baptist Church
Woodhill Road
Colwyn Bay
LL29 7EU

£274,950

Reduced From £284,950
Reference Number:RP4013
26/06/25
Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

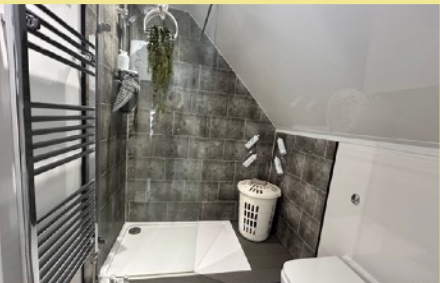
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		