

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



RP4017

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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7 Oakwood
Colwyn Bay
LL29 7AE



Impressive Six Bedroom Detached Family Home Situated In A Highly Desirable Residential Location

Description

This impressive six bedroom detached family home is situated in a quiet cul-de-sac of executive homes in a highly desirable residential area of Colwyn Bay. Walking distance to Rydal Penrhos private school, local shops and other amenities. A short distance to Rhos on Sea promenade & beach. Set back on a private development the property has been built to the highest specification throughout by a well known local builder. Viewing is highly recommended to appreciate the size and layout of this spacious accommodation, standard of finish and location this impressive family home has to offer. Entrance hall with solid wood and glass central staircase, office or ground floor bedroom, cloakroom, lounge with fireplace open plan into the dining room with sliding doors out onto the patio, spacious open plan kitchen/diner with bespoke kitchen, granite worktops and 2 feature islands, high-spec integrated appliances, including:-NEFF double ovens, microwave, fridge freezer, dishwasher and induction hob with extractor. Bi-fold doors open out onto the patio and beautiful garden, utility room. The central staircase in the entrance hall leads up to the first floor where the “Master suite” has a range of fitted wardrobes which hide a generous en-suite bathroom with separate walk-in shower and bath. The 2nd bedroom also has an en-suite shower room, a further double bedroom, a single bedroom and family bathroom can also be found on this floor. Continuing to the 2nd floor there are two large bedrooms, one with a range of fitted wardrobes again hiding an en-suite shower room.

The annexe/Garage is situated at the front of the property and comprises of two floors with cloakroom on the ground floor. This is an ideal space to run a business from home. Also at the front of the property is a block paved driveway with substantial off road parking.

The large rear enclosed garden runs behind the length of the property and is landscaped with raised paved patio seating area and far reaching sea views. Lawned area with tree and fenced borders, well established plants & shrubs make this an ideal area for outside dining & entertaining.

Access at both sides of the house to the front via metal gates. Underfloor heating in the kitchen/diner and bathrooms, UPVC double glazed windows and gas central heating are throughout the property.

- ✓ IMPRESSIVE SIX BEDROOM DETACHED EXECUTIVE FAMILY HOME
- ✓ SITUATED ON AN EXCLUSIVE DEVELOPMENT IN A HIGHLY DESIRABLE RESIDENTIAL AREA
- ✓ DETACHED ANNEXE/GARAGE- IDEAL TO RUN A BUSINESS FROM HOME OR A SEPARATE LIVING SPACE FOR TEENAGERS/ GRANDPARENTS
- ✓ SUBSTANTIAL OFF ROAD PARKING
- ✓ LARGE LANDSCAPED REAR GARDEN
- ✓ MASTER SUITE WITH HIDDEN EN-SUITE BATHROOM
- ✓ BESPOKE OPEN PLAN KITCHEN/ DINER
- ✓ BUILT TO A HIGH SPECIFICATION THROUGHOUT
- ✓ WALKING DISTANCE TO LOCAL AMENITIES
- ✓ NO CHAIN

6 Bedroom
Detached
Family Home

7 Oakwood
Colwyn Bay
LL29 7AE

£795,000

NO CHAIN

Reference Number: RP4017
14/07/25

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





Lounge

4.60m x 4.17m (15'1" x 13'8")

Dining Room

5.09m x 4.17m (16'9" x 13'8")

Kitchen/Diner

6.92m x 5.09m (22'8" x 16'9")

Utility Room

3.12m x 1.71m (10'3" x 5'8")

Cloakroom

1.67m x 1.22m (5'6" x 4'0")

Office/Bedroom Seven

4.19m x 3.14m (13'9" x 10'4")

Master Bedroom

4.99m x 4.17m (16'4" x 13'8")

Ensuite Bathroom

3.60mm x 2.26m (11'10" x 7'5")

Bedroom Two

4.17m x 3.18m (13'8" x 10'5")

Ensuite Shower Room

2.76m x 1.25m (9'1" x 4'1")

Bedroom Three

4.16m x 3.34m (13'8" x 11'0")

Bedroom Four

2.59m x 2.20m (8'6" x 7'3")

Bathroom

2.20m x 2.59m (7'3" x 8'6")

Bedroom Five

5.19m x 3.78m (17'0" x 12'5")

Bedroom Six

3.79m x 3.78m (12'5" x 12'4")

Ensuite Shower Room

3.10m x 1.22m (10'2" x 4'0")

Detached Annexe Downstairs Area/Garage

5.38m x 4.35m (17'8" x 14'3")

Kitchen Area

4.00 x 1.10m (13'2" x 3'8")

Cloakroom

1.27m x 1.12m (4'2" x 3'9")

Upstairs

5.38m x 2.66m (17'8" x 8'9")

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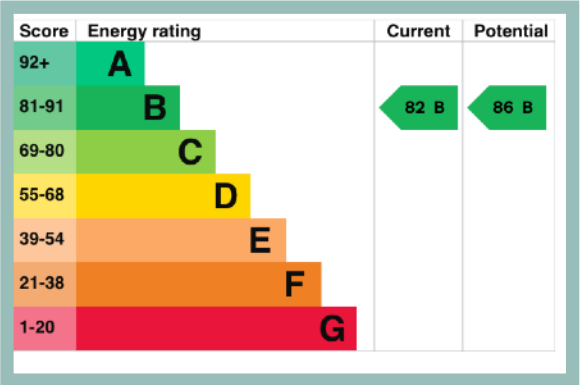
The property is situated in a sought after conservation area perfectly located for the A55 and all local amenities and within an hours drive of Chester and the motorways beyond. The property is neighboured by Rydal Penrhos School.

Directions

From our Rhos-on-Sea office turn right onto the Promenade, turn right onto Cayley Promenade and bear right onto Whitehall Road. At the roundabout take the second exit onto Brompton Avenue, cross the expressway and at the next roundabout take the first exit onto Conway Road. Take the first right onto Kings Road and follow this road up the hill, turn left onto Oak Drive and Oakwood is on the right.

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

Current Energy Performance Rating Band B



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