

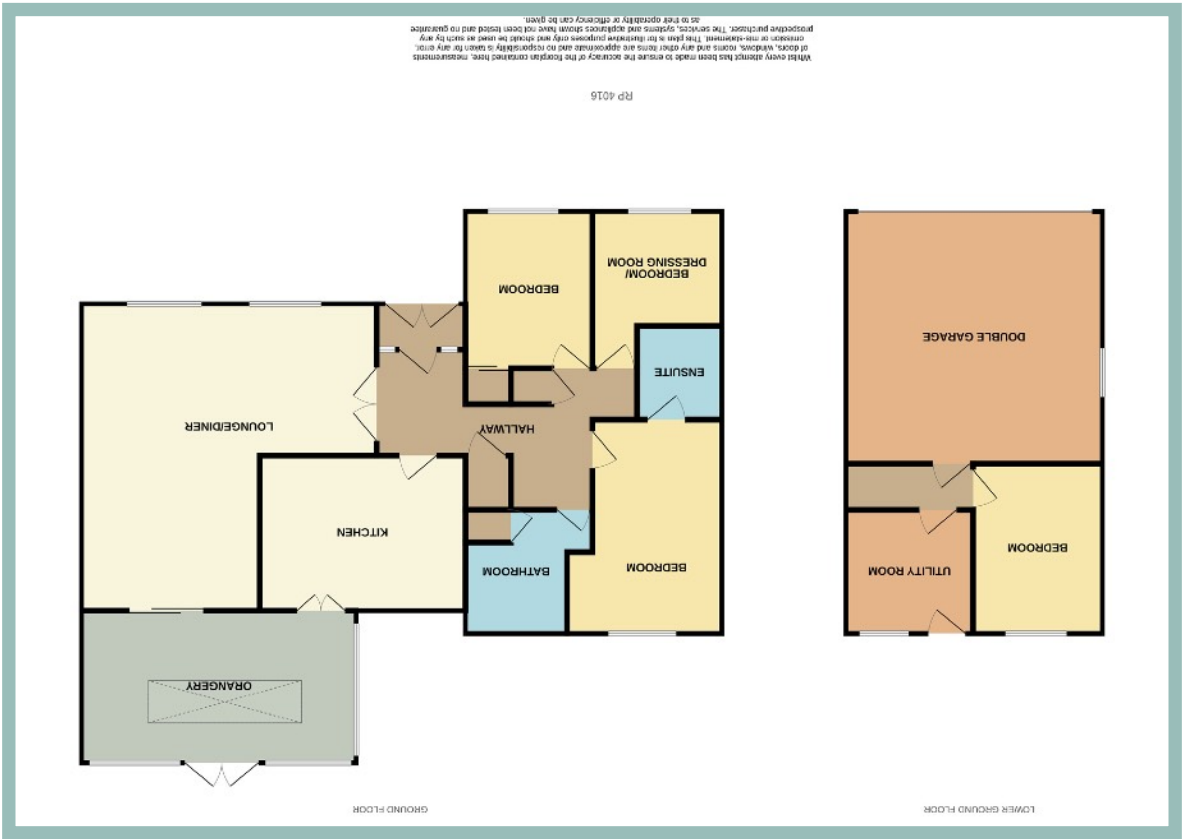
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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



8 Victoria Gardens
Upper Colwyn Bay
LL29 6DQ

Immaculately Presented Detached Four Bedroom Home Situated In A Quiet Cul De Sac Location

Description

An immaculately presented four bedroom modern detached home situated in the sought after Upper Colwyn Bay area ideally located for easy access to the primary school and Rydal Penrhos secondary school. Situated In a quiet cul de sac location this lovely family home enjoys far reaching countryside views and distant sea views and offers light and spacious split level accommodation comprising; Entrance porch, hallway, good size L-shaped lounge/diner with sliding doors into the orangery which has a bar area and double doors onto the rear garden and an enclosed raised seating area with glazed balustrade, modern kitchen which also opens into the orangery. A half stairway leads to a double bedroom, utility room and integral door into the double garage. From the main hallway a half staircase leads up to the master bedroom with ensuite bathroom, a second double bedroom, single bedroom which is currently used as a dressing room and family bathroom. There is UPVC double glazing and gas central heating. Outside to the front there is ample off road parking and a beautifully landscaped rear garden with a lawn, variety of well established plants and shrubs and a large composite decked seating area



- ✓ MODERN FOUR BEDROOM DETACHED HOUSE
- ✓ IMMACULATELY PRESENTED WITH LIGHT AND SPACIOUS ACCOMMODATION
- ✓ SITUATED IN A QUIET CUL DE SAC
- ✓ MUST BE VIEWED TO NOT ONLY APPRECIATE THE SIZE AND LAYOUT BUT ALSO THE LOCATION
- ✓ AMPLE OFF ROAD PARKING, GARAGE AND BEAUTIFULLY LANDSCAPED REAR GARDEN



4 Bedroom
Detached
House

8 Victoria Gardens
Upper Colwyn Bay
LL29 6DQ

£429,950

Reference Number: RP4016
27/06/25

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: rhosonseasales@fletcherpoole.com
web: www.fletcherpoole.com





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Lounge Area
6.10m x 3.40m (20'0" x 11'2")

Dining Area
6.50m x 3.50m (21'4" x 11'6")

Orangery
5.60m x 3.11m (18'4" x 10'2")

Kitchen
4.20m x 3.20m (13'9" x 10'6")

Bedroom One
4.40m x 2.60m (14'5" x 8'7")

Ensuite
1.90m x 1.70m (6'3" x 5'7")

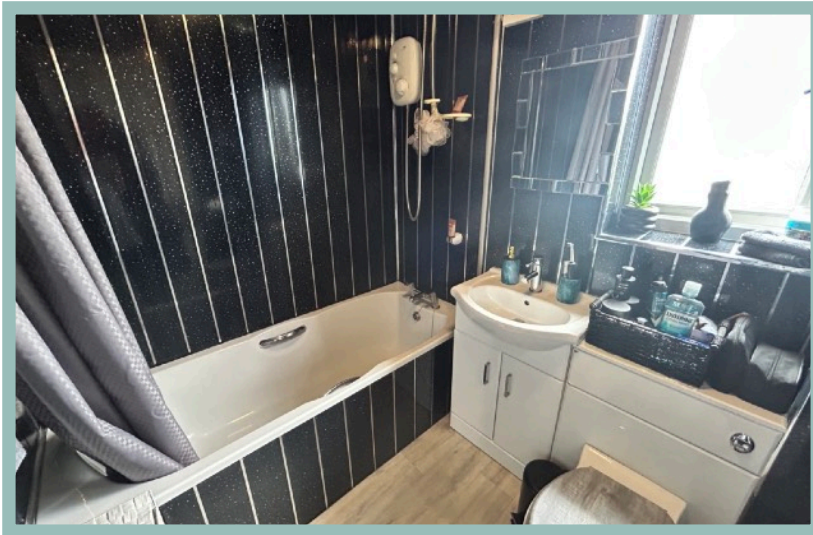
Bedroom Two
3.20m x 2.90m (10'6" x 9'6")

Bedroom Three
2.60m x 2.30m (8'6" x 7'7")

Bathroom
2.50m x 2.20m (8'2" x 7'3")

Bedroom Four/Snug
3.50m x 2.60m (11'6" x 8'6")

Utility Room
2.80m x 2.40m (9'2" x 7'11")



Location

Located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school and shops. Colwyn Bay has a variety of shops and amenities and the A55 dual carriageway is approximately 1.5 miles distant.

Directions

From our Rhos On Sea office turn towards the Promenade. Turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue going straight ahead at the roundabout and crossing above the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo. Continue to the top of the hill and bear left, take a sharp right onto St Andrews Road, turn left onto Rhodfa'r Grug, continue to the end where Victoria Gardens can be found.

4 Bedroom
Detached
House

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Council Tax Band F

Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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