

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.

Fletcher & Poole
DIAMOND COLLECTION



www.fletcherpoole.com



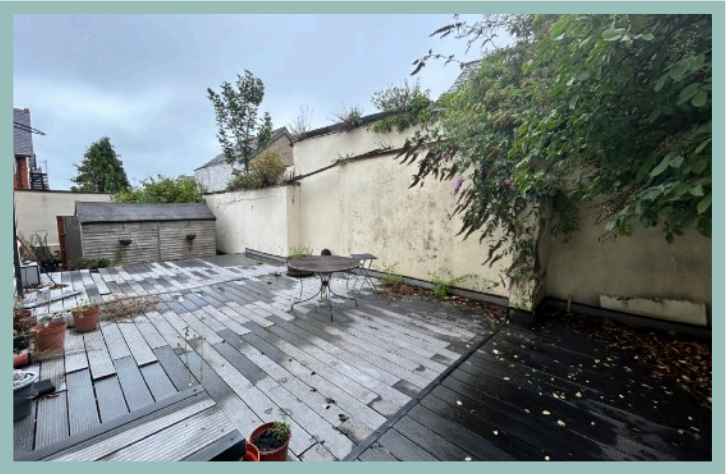
9 Woodland Park
Colwyn Bay
LL29 7DS

Spacious Six Bedroom Detached House Situated Close To The Amenities of Colwyn Bay

Description

This spacious six bedroom detached house must be viewed to truly appreciate the size and layout. The well proportioned rooms retain some original features and hold a wealth of potential with the accommodation laid over three floors and additional basement rooms. An amazing family home could be created or with the relevant planning permission the property could be divided into apartments. The property is situated close to the amenities of Colwyn Bay and all transport links. On the ground floor there is a porch with original leaded light windows, hallway, two light and spacious reception rooms and a kitchen/diner with direct access to the garden. From the hallway stairs lead down to the basement where there is a further room and shower room. To the first floor there are three double bedrooms, one with an ensuite bathroom and a family bathroom and on the second floor there is a further three bedrooms, one with an ensuite and a bathroom. There is gas central heating and UPVC double glazing. Outside there is off road parking and an enclosed rear garden with composite decking.

- ✓ SPACIOUS SIX BEDROOM DETACHED HOUSE
- ✓ WELL PROPORTIONED ROOMS RETAINING SOME ORIGINAL FEATURES
- ✓ WEALTH OF POTENTIAL WITH ACCOMMODATION LAID OVER THREE FLOORS & ADDITIONAL BASEMENT ROOMS
- ✓ SITUATED CLOSE TO THE AMENITIES OF COLWYN BAY
- ✓ NO CHAIN



6 Bedroom
Detached
House

9 Woodland Park
Colwyn Bay
LL29 7DS

£325,000

Reduced From £329,950
NO CHAIN

Reference Number: **RP4057**
31/07/2025

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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Ground Floor

Porch

10'8" x 4'3" (3.26m x 1.29m)

Hallway

16'8" x 7'5" (5.07m x 2.26m)

Reception Room One

21'7" x 17'6" (6.59m x 5.34m) Maximum

Reception Room Two

14'4" x 12'3" (4.36m x 3.72m)

Kitchen/Diner

29'9" x 15'6" (9.06m x 4.71m)

First Floor

Bedroom One

21'7" x 15'7" (6.59m x 4.75m)

Bedroom Two

14'4" x 12'3" (4.36m x 3.72m)

Bedroom Three

16'1" x 11'11" (4.89m x 3.62m)

Ensuite

8'0" x 6'9" (2.42m x 2.05m)

Bathroom

7'9" x 7'2" (2.36m x 2.18m)

Second Floor

Bedroom Four

17'9" x 15'7" (5.41m x 4.74m)

Bedroom Five

14'9" x 12'2" (4.48m x 3.70m)

Bedroom Six

16'2" x 11'11" (4.92m x 3.62m)

Ensuite

7'4" x 6'7" (2.22m x 1.99m)

Bathroom

9'2" x 6'5" (2.79m x 1.96m)



Basement

Room

3.93m x 3.32m (12'11" x 10'11")

Shower Room

2.89m x 1.91m (9'6" x 6'3")

Location

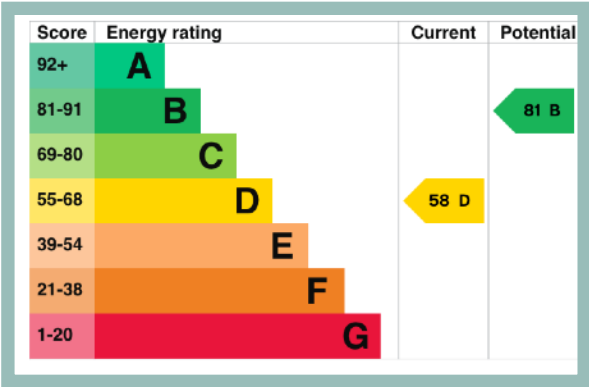
Situated close to the centre of Colwyn Bay which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond

Directions

From the Rhos On Sea office turn right towards the Promenade, turn right on to the Promenade, continue along turn right by The Toad public house, at the crossroads go straight across, at the mini roundabout turn left onto Conway Road, proceed into the town, take the fifth right onto Woodland Road East, straight onto Woodland Park.

Council Tax Band: "G" (provided on voa.gov.uk)

Energy Performance Rating Band D



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