

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

www.fletcherpoole.com



Stunning Five Bedroom Detached House Situated In An Elevated Position With Panoramic Coastal Views

Description

A stunning five bedroom detached house situated in an elevated position with panoramic coastal views and close to local amenities. The property has been refurbished by the current owners to a high standard throughout to create a beautiful family home. The property also benefits from upvc double glazing, gas central heating and solar hot water. Viewing is highly recommended to appreciate the presentation throughout, modern open plan kitchen/diner, master bedroom with balcony, beautiful low maintenance landscaped gardens and bar. The accommodation on the ground floor briefly comprises spacious hallway with patterned tiled floor, large lounge with feature log burner and french doors onto the rear garden, modern open plan kitchen/diner with high gloss grey kitchen with integrated appliances and bi-fold doors onto the garden, two double bedrooms, one with a cupboard, modern family bathroom, w.c. with metro tiles and LED lighting and glazed cupboard under the stairs which could be used to store wine. To the first floor is a landing, a master bedroom suite with built in wardrobes, modern contemporary ensuite with separate shower and bath with french doors onto a balcony, a further two double bedrooms, one with eaves storage and an office. Outside to the front is off road parking for approximately six vehicles with access to a large double garage with a loft ladder providing access to boarded eaves storage. To the rear the garden has been beautifully landscaped with Indian sandstone, with access to an open fire pit and seating area and an artificial lawn area. There is also access to a large garden room which has a bar, seating area with log burner and w.c. There is also a loft ladder providing access to a mezzanine snug/den area for children with a feature window.



- ✓ STUNNING FIVE BEDROOM DETACHED HOUSE
- ✓ FINISHED TO A HIGH SPECIFICATION THROUGHOUT
- ✓ MODERN OPEN PLAN KITCHEN/DINER & SPACIOUS LOUNGE WITH LOG BURNER
- ✓ MASTER SUITE WITH BALCONY & ENSUITE
- ✓ BEAUTIFUL LANDSCAPED GARDEN WITH BAR
- ✓ OFF ROAD PARKING & DOUBLE GARAGE

5 Bedroom
Detached
House

6 Gerddi Victoria
Upper Colwyn Bay
LL29 6DQ

£499,950

Reference Number: RP3063
1/10/25

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
m
web: www.fletcherpoole.com





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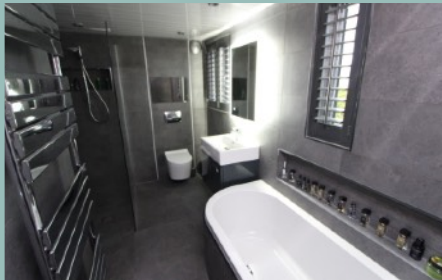
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Lounge

6.57m x 4.85m (21’7” x 15’11”)

kitchen/Diner

6.29m x 2.92m (20’8” x 9’7”)

W.C.

1.98m x 1.07m (6’6” x 3’6”)

Bedroom Five

4.81m x 2.58m (15’9” x 8’6”)

Cupboard

2.34m x 0.79m (7’8” x 2’8”)

Bathroom

2.47m x 2.06m (8’1” x 6’7”)

Bedroom Four

3.88m x 3.12m (12’9” x 10’3”)

Under Stairs Storage

1.62m x 0.87m (5’4” x 2’10”)

Master Bedroom

7.44m x 5.31m (24’5” x 17’5”) Maximum

Balcony

2.86m x 2.37m (9’5” x 7’9”)

Ensuite

3.42m x 2.01m (11’3” x 6’7”)

Wardrobe 1

1.41m x 0.52m (4’8” x 1’9”)

Wardrobe 2

1.59m x 0.67m (5’3” x 2’3”)

Bedroom Two

3.68m x 3.05m (12’1” x 10’0”)

Bedroom Three

3.18m x 3.03m (10’5” x 9’11”)

Office

2.50m x 1.77m (8’3” x 5’10”)

Bar

5.93m x 3.64m (19’5” x 11’11”)

W.C.

1.12m x 1.08m (3’8” x 3’7”)

Loft

3.17m x 2.36m (10’5” x 7’9”)

Garage

5.94m x 5.65m (19’6” x 18’6”)

Loft

5.85m x 4.60m (19’2” x 15’1”)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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 Gerddi Victoria can be found.

Council Tax Band F

Energy Performance Rating Band D

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