

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

Fletcher & Poole



49 Coed Pella Road
Colwyn Bay
LL29 7HF

Spacious Four Bedroom Detached Family House With Far Reaching Sea Views Situated Close To The Amenities Of Colwyn Bay & Steps Away From The Nature Reserve

Description

This spacious four bedroom detached family home is a convenient, yet quiet location. Close to the centre of Colwyn Bay and within easy walking distance to a variety of shops, cafes, promenade & beach. Steps away from the “Pwllcrochan Woods Nature Reserve”

To the rear of the property is an enclosed garden with hedged borders, laid to lawn with garden shed and decked patio seating area for outside dining & entertaining. Access at either side of the house to the front. The driveway has substantial off-road parking and lawned garden area with well established plants & shrubs.

The accommodation comprises of:- Covered porch, hallway with understairs storage, sitting room with bay window, lounge with bay window and serving hatch into the large open plan kitchen/ diner. Modern fitted kitchen with integrated appliances to include:- Fridge Freezer, dishwasher, microwave, oven, electric hob and extractor hood. Patio doors in the dining area lead out onto the garden, utility room with space and plumbing for a washing machine & dryer, this is also where the boiler is sited, access door onto the side of the house, w.c. Stairs in the hallway lead up to the first floor where there is a master bedroom with ensuite shower room, 2 further double bedrooms, one with a range of fitted wardrobes, a single bedroom, office space with built-in storage and family bathroom.

There are far reaching sea views from nearly every window. The house benefits from gas central heating & UPVC double glazing throughout.

Viewing is highly recommended to appreciate the spacious accommodation and convenient location this family home has to offer.

- ✓ FOUR BEDROOM DETACHED FAMILY HOUSE
- ✓ DRIVEWAY WITH SUBSTANTIAL OFF-ROAD PARKING
- ✓ DETACHED GARAGE
- ✓ LARGE OPEN PLAN KITCHEN/DINER
- ✓ FAR REACHING SEA VIEWS
- ✓ ENCLOSED GARDEN WITH DECKED PATIO
- ✓ STEPS AWAY FROM THE PWLLYCROCHAN WOODS NATURE RESERVE
- ✓ WALKING DISTANCE TO SHOPS, CAFES, PROMENADE & BEACH

Hallway

5.32m x 1.81m (17'5" x 6'0")

Lounge

4.49m x 3.45m (14'9" x 11'4")

Sitting Room

3.45m x 3.36m (11'4" x 11'0")

Kitchen/Diner

5.62m x 5.30m (18'5" x 17'5")



Utility Room

2.19m x 1.64m (7'2"x 5'5")

W.C.

1.64m x 0.86m (5'5" x 2'10")

Master Bedroom

4.31m x 3.44m (14'2"x 11'3")



Ensuite

1.67m x 1.38m (5'6" x 4'6")



Bedroom Two

3.49m x 3.34m (11'5"x 11'0")

Bedroom Three

4.22m x 3.49m (13'10" x 11'5")

Bedroom Four

3.08m x 2.10m (10'1"x 6'11")

Bathroom

1.81m x 1.67m (6'0"x 5'6")

Office

3.10m x 1.82m (10'2" x 6'0")

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 where Coed Pella Road can be found on the right hand side.

Council Tax Band F

Energy Performance Rating Band "D"

4 Bedroom Detached House

49 Coed Pella Road
Colwyn Bay
LL29 7HF

£315,000

Reference Number:RP4120
13/10/25

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
web: www.fletcherpoole.com

