



BLUE TURTLE PROPERTY

MARINE DRIVE, RHOS ON SEA, COLWYN BAY, LL28 4HU

OIRO £420,000



MARINE DRIVE, RHOS ON SEA, COLWYN BAY, LL28 4HU



BLUE TURTLE PROPERTY

Blue Turtle Property is delighted to present this impressive double-fronted residence, which has undergone a comprehensive renovation to create a stylish yet character-filled family home. Enjoying a secluded position with landscaped gardens to both the front and rear, the property provides spacious four-bedroom accommodation, perfectly suited to contemporary living.

The accommodation is arranged over two floors, beginning with a refined reception hall that immediately sets the standard for the entire space. The ground floor features two adaptable reception rooms, one enhanced by a wood-burning stove, alongside an exceptional open-plan kitchen and dining area, designed as the heart of the home. This space is complete with a central island, a walk-in pantry, and doors that open directly onto the garden. The first floor hosts four generously sized bedrooms and a beautifully finished family bathroom.

Externally, the gardens have been carefully maintained and offer a private rear space with lawn, established planting, and a paved seating area with a timber pergola, creating an inviting setting for outdoor enjoyment.





MARINE DRIVE, RHOS ON SEA, COLWYN BAY, LL28 4HU



Location-Situated on the edge of the popular village of Eglwysbach, this beautifully presented home enjoys open countryside surroundings while remaining well placed for everyday conveniences. The village offers a strong community feel with scenic walks available directly from the doorstep, along with local amenities nearby, while further services, schools, and transport links can be found within easy reach in the surrounding area. The property is ideally positioned for access to the A55, providing convenient links along the North Wales coast and beyond, making it an excellent choice for those seeking a balance of rural living and accessibility.

Tenure- Freehold

Council Tax Band- F as on voa.gov.uk





Ground Floor

Covered Front Entrance – Tiled floor; oak double-glazed front door leading into reception hall.

Reception Hall – Engineered oak flooring; staircase to first floor; understairs storage; radiator; good natural light.

Lounge – 3.66m x 3.62m (12'0" x 11'10") – Walk-in bay window to front with extensive views; radiator; feature fireplace; TV point.

Sitting Room / Snug – 3.36m x 3.64m (11'0" x 11'11") – Window to side; radiator; fireplace; flexible living space.

Open Plan Kitchen / Dining Room – 7.11m x 3.93m (23'3" x 12'10") – Dining area with walk-in bay window to front; radiator; French doors to rear garden; bright and sociable layout.

Walk-In Pantry – 2.0m x 1.48m (6'6" x 4'10") – Shelving; radiator; plumbing for washing machine; wall-mounted boiler; useful storage space.



First Floor

Spacious Landing – Double-glazed window to front; radiator.

Bedroom One – 3.95m x 3.95m (12'11" x 12'11") – Double-glazed window to front with extensive countryside views; radiator; cast-iron fireplace; built-in wardrobe.

Bedroom Two – 3.7m x 3.66m (12'1" x 12'0") – Double-glazed window to front with open views; radiator; cast-iron fireplace; built-in wardrobe.

Bedroom Three – 3.36m x 3.64m (11'0" x 11'11") – Double-glazed window to side with pleasant outlook; radiator; cast-iron fireplace.

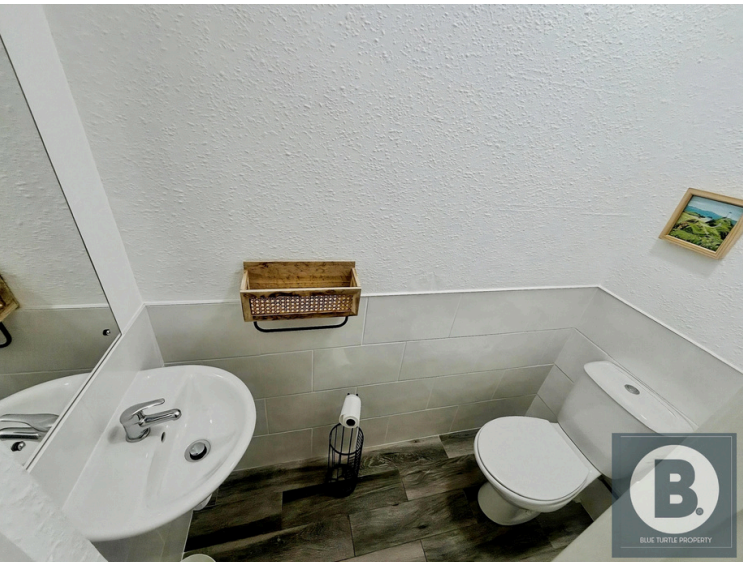
Bedroom Four – 2.85m x 2.0m (9'4" x 6'6") – Double-glazed window to rear with open field views; radiator.

Family Bathroom – 3.0m x 1.96m (9'10" x 6'5") – Four-piece suite with roll-top bath, shower with glazed screen, vanity basin, and low-level WC; ladder-style chrome towel rail; underfloor heating; rear-facing window; tiled floor.

Separate WC – Low-level WC; vanity basin; double-glazed window.



MARINE DRIVE, RHOS ON SEA, COLWYN BAY, LL28 4HU





Outside

Front Garden – Low-maintenance garden with lawn, established shrubs and plants; gated access with low wall and wrought-iron fencing; seating area enjoying sea views.

Rear Garden – Courtyard-style garden with lawn, established planting, fruit trees, greenhouse, and pergola with seating area, ideal for alfresco dining and entertaining; driveway providing off-road parking; outside water tap.

Additional Features – Range of outside storage sheds and former WC.





MARINE DRIVE, RHOS ON SEA, COLWYN BAY, LL28



4111

SERVICES/ DISCLAIMER-

MAINS WATER, GAS, ELECTRIC AND DRAINAGE ARE BELIEVED TO BE AVAILABLE OR CONNECTED AT THE PROPERTY.

BLUE TURTLE PROPERTY LIMITED HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES AND FITTINGS OR SERVICES AND SO CANNOT VERIFY THAT THEY ARE IN WORKING ORDER OR FIT FOR THE PURPOSE. REFERENCES TO THE TENURE OF A PROPERTY ARE BASED ON INFORMATION SUPPLIED BY THE SELLER. THE DETAILS PROVIDED ARE PREPARED AS A GENERAL GUIDE ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS TO ENTER INTO A LEGAL CONTRACT. ANY INTERESTED PARTY SHOULD CONSULT THEIR OWN SURVEYOR, SOLICITOR OR OTHER PROFESSIONALS BEFORE COMMITTING THEMSELVES TO ANY EXPENDITURE OR OTHER LEGAL COMMITMENTS.

ITEMS SHOWN IN PHOTOGRAPHS ARE NOT INCLUDED UNLESS SPECIFICALLY MENTIONED WITHIN THE SALES PARTICULARS. THEY MAY HOWEVER BE AVAILABLE BY SEPARATE NEGOTIATION. CONTACT OUR FRIENDLY TEAM IF YOU HAVE ANY QUESTIONS ABOUT THIS LISTING, OR TO BOOK A VIEWING.



MARINE DRIVE, RHOS ON SEA, COLWYN BAY, LL28 4HU



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		48 E
21-38	F	26 F	
1-20	G		