

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.

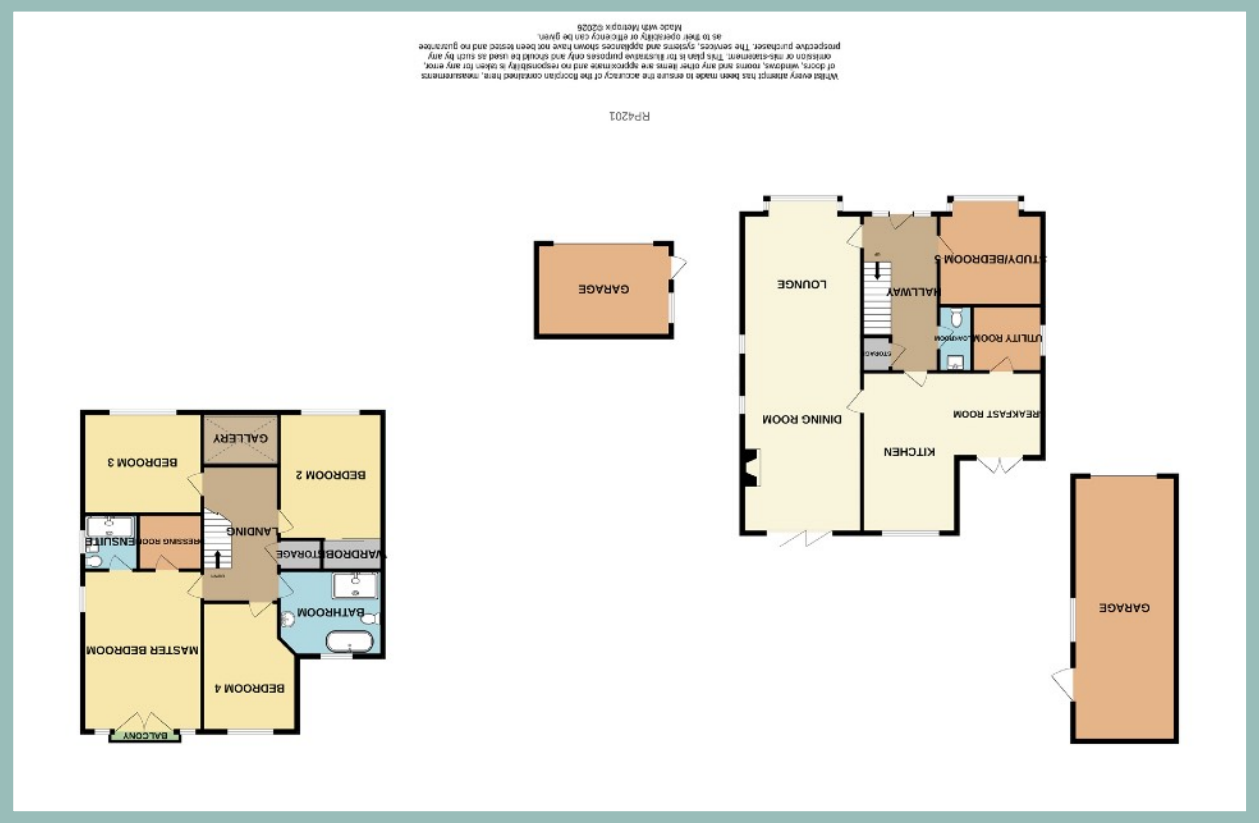
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



Fletcher & Poole

DIAMOND COLLECTION

www.fletcherpoole.com



Immaculately Presented Five Bedroom Detached Family House Situated On A Large Plot With Wrap Around Gardens

Description

20 Dolwen Road is an immaculately presented five bedroom detached family home on the outskirts of Old Colwyn. A short drive from Colwyn Bay for schools, shops, promenade & beach. Situated on a large plot of land with wrap around gardens – giving the ideal opportunity/ potential to build upon – subject to the relevant local planning permission. Set back from the road with steps up to the entrance, substantial off-road parking to the front & side on the driveway and access into the garage. There is also access into the garden where a 2nd garage is situated behind timber gates. To the rear the enclosed garden has wrap around lawns, paved patio seating area under a covered glass pergola making a perfect place for outside dining & entertaining. Early viewing is essential not only to appreciate the spacious and well planned layout of the accommodation and the standard of finish but also the size of the plot it sits upon with the potential it offers. The accommodation comprises of:- Light & spacious entrance hall, lounge with box bay window opening into the dining room which features a multi-fuel burner and bi-fold doors out onto the patio at the rear, stunning kitchen/ breakfast room with a black high gloss contemporary fitted kitchen with granite worktops, Kenwood range cooker with 5 gas burners (inc. a wok burner), Samsung American style fridge freezer and integrated:-microwave and dishwasher, breakfast bar with built-in storage. French doors open out onto the rear garden, utility room with space & plumbing for a washing machine & tumble dryer, cloakroom, office/ bedroom 5 with box bay window and black high gloss granite floor tiles flow throughout to complete the ground floor. A feature staircase leads up to the first floor from the entrance hall to:- The “Master Suite” -a lovely space with juliette balcony overlooking the gardens at the rear , en-suite shower room and a fabulous “walk-in” dressing room, Three further double rooms (one with a built-in wardrobe space) and a large contemporary bathroom with bath & separate walk-in shower.

This immaculate & well planned family house benefits from oak internal doors, under-floor heating, UPVC double glazed windows & doors and gas central heating throughout.

- ✓ SPACIOUS & WELL PLANNED FIVE BEDROOM DETACHED FAMILY HOUSE
- ✓ SITUATED ON A LARGE PLOT OF LAND WITH THE POTENTIAL TO BUILD UPON-SUBJECT TO THE RELEVANT PLANNING PERMISSION
- ✓ SUBSTANTIAL OFF-ROAD PARKING
- ✓ TWO GARAGES
- ✓ BEAUTIFUL “MASTER SUITE” WITH WALK-IN DRESSING ROOM AND ENSUITE SHOWER ROOM
- ✓ COVERED GLASS PERGOLA FOR OUTSIDE DINING & ENTERTAINING
- ✓ CONTEMPORARY KITCHEN/ BREAKFAST ROOM
- ✓ 1

5 Bedroom
Detached House

20 Dolwen Road
Old Colwyn
LL29 8UP

£514,950

Reference Number: RP4201
4/02/26

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





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Entrance Hall
5.41m x 2.34m (17'9" x 7'8")

Cloakroom
1.85m x 0.95m (6'1"x 3'2")

Office/Bedroom Five
3.94m x 3.36m (12'11" x 11'0")

Lounge/Diner
10.55m x 3.85m (34'7" x 12'8")

Kitchen/Breakfast Room
5.85m x 5.17m (19'2" x 17'0")

Utility Room
2.22m x 2.09m (7'4" x 6'10")

Master Suite
5.27m x 3.84m (17'4" x 12'7")

Ensuite
1.95m x 1.78m (6'5" x 5'10")

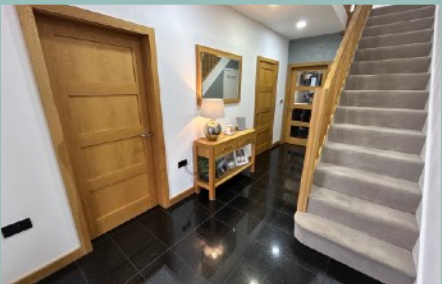
Dressing Room
1.95m x 1.95m (6'5"x 6'5")

Bedroom Two
4.10m x 3.35m (13'6" x 11'0")

Bedroom Three
4.14m x 3.02m (13'7" x 9'11")

Bedroom Four
3.84m x 3.08m (12'7" x 10'1")

Bathroom
3.17m x 2.64m (10'5" x 11'11")



Location

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its larger shops is approximately two mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade, follow this road down the Promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, take the second exit onto Llanelian Road which turns into Dolwen Road,

Council Tax Band: TBC

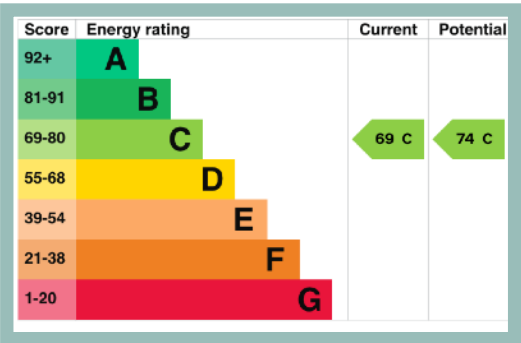
Energy Performance Rating Band C

Garage

8.68m x 3.33m (28'6" x 10'11")

Garage Two

4.41m x 2.96m (14'6" x 9'9")



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