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www.fletcherpoole.com

Fletcher & Poole



2 Woodhill Road  
Colwyn Bay  
LL29 7EU

# Spacious Four/Five Bedroom Detached House Situated Close To Local Amenities

## Description

This traditional four/five bedroom detached family home maintains a wealth of original features and is within walking distance to the local shops, schools and other amenities in Colwyn Bay with a short drive to Rhos on Sea, promenade & beach. This spacious property is spread over three floors and benefits from gas central heating, UPVC double glazing and is well worth viewing to appreciate the spacious layout, original features and location. The accommodation on the ground floor briefly comprises of: Entrance hallway with original tiled floor, spacious lounge with box bay window, 2nd reception room/ dining room and kitchen. Stairs lead down to the lower floor level where there is a good size hallway, two double bedrooms one currently used as workshop, office, family shower room, kitchen with separate entrance and garden room. This level could be also used as a separate living area. To the first floor there are three good sized bedrooms, WC, and a family bathroom. To the rear, the garden/yard is enclosed with a sitting area.

- ✓ SPACIOUS FOUR/FIVE BEDROOM DETACHED HOUSE
- ✓ RETAINING SOME ORIGINAL FEATURES
- ✓ CONVENIENT LOCATION, CLOSE TO AMENITIES & SCHOOLS
- ✓ ENCLOSED REAR GARDEN

## Living Room

4.05m x 5.02m (13'4" x 16'6")



## Kitchen

3.56m x 3.24m (11'8" x 10'8")



## W.C.

2.42m x 1.28m (8'0" x 4'3")

## Dining Room

4.01m x 3.58m (13'2" x 11'9")



## Bedroom One

4.96m x 2.99m (16'3" x 9'10")

## Bedroom Two

3.59m x 3.86m (11'10" x 12'8")

## Bedroom Three

3.04m x 2.72m (10'0" x 8'11")

## Bathroom

3.67m x 2.19m (12'1" x 7'2")

## Lower Ground Floor Bedroom Four

3.71m x 3.38m (12'2" x 11'1")

## Kitchen

2.35m x 0.95m (7'9" x 3'2")

## Office

2.84m x 1.74m (9'4" x 5'9")

## Shower Room

2.19m x 2.04m (7'2" x 6'8")

## Garden Room

3.59m x 3.37m (11'10" x 11'1")

## Workshop

5.08m x 3.89m (16'8" x 12'9")

## 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 and after St Pauls Church turn right onto Rhiw Road, Woodhill Road is on the right.

Council Tax Band D  
Energy Performance Rating Band D

4/5 Bedroom  
Detached  
House

2 Woodhill Road  
Colwyn Bay  
LL29 7EU

£325,000

Reference Number: RP4196  
29/01/26

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](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	80 C
39-54	E		
21-38	F		
1-20	G		