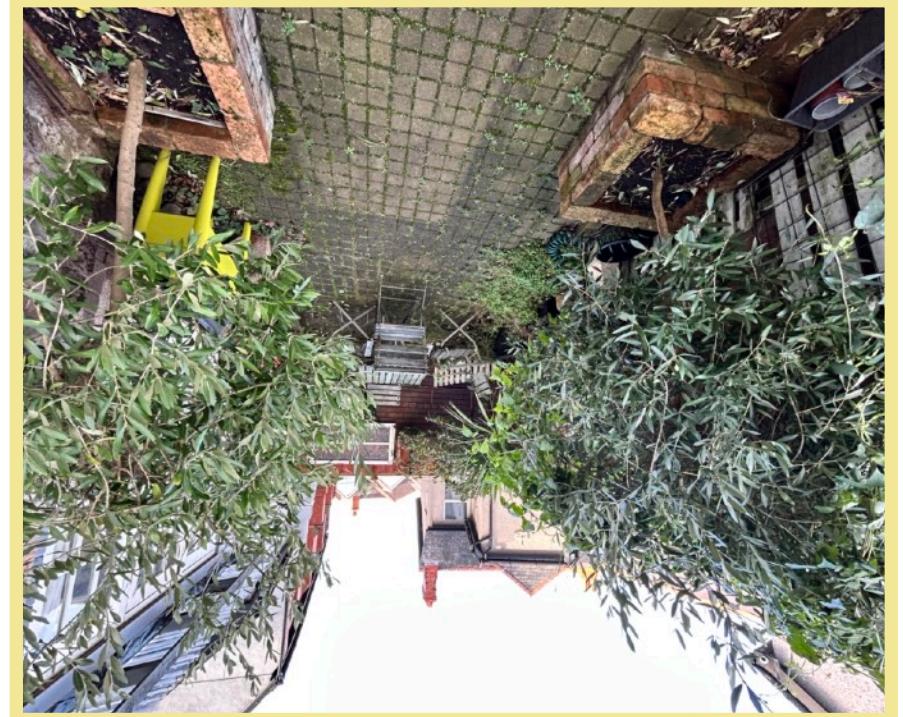


Please contact us before viewing the property, if you are contemplating travelling some distance to view the property. We will also confirm that the property remains available. This is particularly important if there is any point of particular importance to you we will be pleased to provide additional information or to make further arrangements. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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 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.

www.fletcherpool.com



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 TBC

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:
rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

