

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.



71 Victoria Park
Colwyn Bay
LL29 7YY

Stunning Four Bedroom Detached Bungalow, Situated In An Elevated Position With Far Reaching Panoramic Coastal Views

Description

A stunning four bedroom detached bungalow situated in an elevated position on the much sought after Victoria Park and benefiting from panoramic coastal views. The property has been renovated to a high standard throughout in recent years and offers modern open plan living with a beautiful kitchen/diner with feature island and window seat to enjoy the sea views.

The property is ideally situated for the local schools with woods close to the property ideal for dog walking. Rhos On Sea village and Colwyn Bay beach are only a short walk away.

The accommodation comprises of a spacious light hallway with wood effect laminate flooring; a spacious lounge with feature bay window with sea views, double oak doors provide access to a modern contemporary open plan kitchen/diner which runs the full width of the property. The kitchen has Bosch integrated appliances, granite worktops and features a large island and a beautiful contemporary log burner. The sunroom with a lantern roof and raised stone planter is accessed via the kitchen. A utility room and W.C. are accessed via the sunroom.

The property has a large master bedroom with bay window with sea views and built in mirrored wardrobes, a second double bedroom with built in mirrored wardrobes with the potential to create an ensuite shower room, a third larger double bedroom, and a fourth smaller double bedroom which is currently being used as an office. There is large modern contemporary bathroom with separate shower, roll top bath and wall hung sink unit.

The property has UPVC double glazing and gas CH.

To the front of the property, there is a driveway for 2-3 cars and a large garage with electric door.

The raised patio area at the front of the property benefits from sea views, with a large area laid to lawn with hedged borders. A side gate provides access to the rear garden which has been professionally landscaped and is arranged in tiers, with a large patio area setup for entertaining with feature fireplace, rendered walls, with raised planters and built in seating with electric points.

A slate path provides access to the top of the garden, which is laid to lawn with a variety of mature shrubs and trees with a bench to take in the coastal views. There is also permission to convert the loft space, which would add a further two double bedrooms with ensuite and study (application number – 0/50386)

Viewing is highly recommended to appreciate the presentation throughout, spacious layout, elevated position with sea views and extensive professionally landscaped gardens.

- ✓ STUNNING FOUR BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN AN ELEVATED POSITION WITH FAR REACHING COASTAL VIEWS
- ✓ OFFERS MODERN OPEN PLAN FAMILY LIVING
- ✓ PLANNING GRANTED TO EXTEND INTO THE LOFT 0/50386
- ✓ PROFESSIONALLY LANDSCAPED GARDENS FOR ENTERTAINING
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

4 Bedroom
Detached Bungalow

71 Victoria Park
Colwyn Bay
LL29 7YY

£499,950

NO CHAIN

Reference Number: RP4166
9/12/25

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

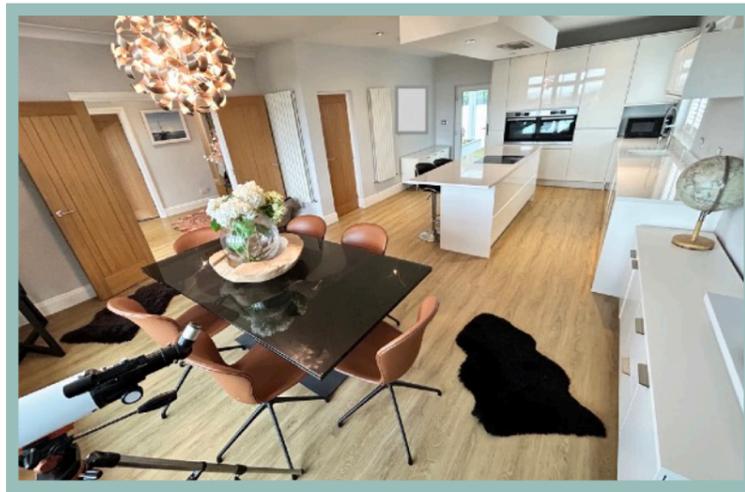
Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: rhosonseasales@fletcherpoole.com
web: www.fletcherpoole.com





4 Bedroom
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71 Victoria Park
Colwyn Bay
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Lounge

4.61m x 4.31m (15'2" x 14'2") Maximum

Kitchen/Diner

8.23m x 5.12m (27'0" x 16'10")

Pantry

1.02m x 0.59m (3'4" x 2'0")

Sun Room

2.83m x 2.64m (9'4" x 8'8")

Utility

2.00m x 1.50m (6'7" x 4'11")

W.C.

1.89m x 0.87m (6'3" x 2'11")

Master Bedroom

5.15m x 4.29m (16'11" x 14'1") Into wardrobe

Bedroom Two

3.93m x 3.92m (12'11" x 12'10") Into wardrobe

Bedroom Three

3.53m x 2.74m (11'7" x 9'0")

Bedroom Four/Office

2.74m x 2.50m (9'0" x 8'3")

Bathroom

2.70m x 2.68m (8'11" x 8'10")



Garage

7.46m x 3.65m (24'6" x 12'0")

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

Location

Situated close to Colwyn Bay and Llandudno 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 onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue and go straight ahead at the roundabout and cross over the A55, at the mini roundabout turn right towards Mochdre onto Conway Road, take the first left onto Victoria Park.

Council Tax Band: "G" (provided on voa.gov.uk)

Energy Performance Rating Band C

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