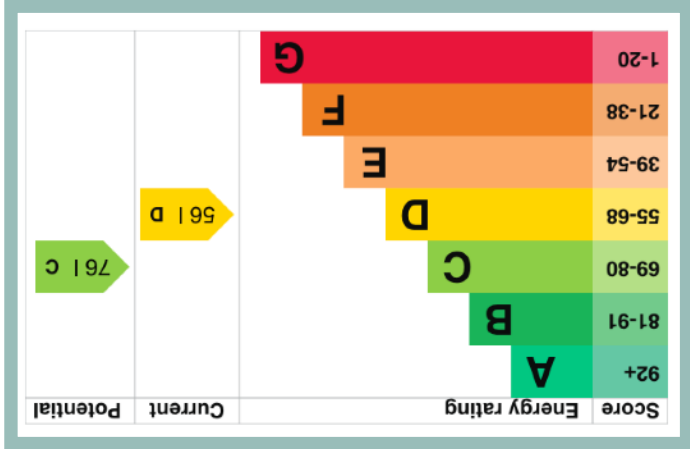


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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.

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Fletcher & Poole
DIAMOND COLLECTION



Plas Glyn
14 Kings Road
Colwyn Bay
LL29 7YG

Substantial Five Bedroom Detached House Situated In A Convenient Location

Description

This substantial five bedroom detached house is situated in the popular West End of Colwyn Bay and is well worth viewing to fully appreciate the versatile accommodation and the light and spacious rooms. The property retains a wealth of original features such as a hallway with tiled flooring, timber doors, surrounds and skirting boards and stained glass windows. Outside there is a good size front garden, ample off road parking and rear garden which is mainly paved and has a good size double garage with bi-folding doors and a summer house.

The accommodation on the ground floor comprises of hallway, dining room, study, cloakroom, lounge with access to the rear garden, kitchen with fitted Rayburn and a large utility room which could be an additional kitchen area and dining room. To the first floor there are five bedrooms, one with an ensuite, a shower room and gym which was originally a bathroom.

- ✓ SUBSTANTIAL FIVE BEDROOM DETACHED HOUSE
- ✓ VERSATILE ACCOMMODATION WITH LIGHT & SPACIOUS ROOMS
- ✓ RETAINS A WEALTH OF ORIGINAL FEATURES
- ✓ GARDEN TO THE FRONT & REAR WITH A DOUBLE GARAGE & SUMMER HOUSE
- ✓ SITUATED IN A CONVENIENT LOCATION

DiningRoom

5.30m x 4.21m (17'5" x 13'10")

Study

3.87m x 2.68m (12'9" x 8'10")

W.C.

2.75m x 1.27m (9'0" x 4'2")

Lounge

5.64m x 4.35m (18'6" x 14'3")



Kitchen

4.25m x 3.60m (13'11" x 11'10")



Utility/Kitchen

4.26m x 4.13m (14'0" x 13'7")

Bedroom One

4.57m x 4.20m (15'0" x 13'10") Maximum



Ensuite

2.41m x 1.60m (7'11" x 5'3")

Bedroom Two

4.33m x 3.90m (14'3" x 12'10")

Bedroom Three

4.99m x 3.40m (16'5" x 11'2")

Bedroom Four

4.30m x 2.75m (14'1" x 9'0")

Bedroom Five

4.31m x 2.59m (14'2" x 8'6")

Bedroom Six/Potential Bathroom/Gym

4.30m x 2.75m (14'1" x 9'0")

Shower Room

3.15m x 1.97m (10'4" x 6'6")

Store Room

1.58m x 0.95m (5'2" x 3'2")

Summer House

5.08m x 2.32m (16'8" x 7'8")

Garage

5.93m x 5.93m (19'5" x 19'5")

Location

The property is situated in a sought after area perfectly located for the A55 and all local amenities and within an hours drive of Chester and the motorways beyond. The property is neighboured by Rydal Penrhos School.

Directions

From our Rhos-on-Sea office turn towards the Promenade, 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 going straight ahead at the roundabout and crossing above the A55. At the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo.

Council Tax Band: "F" (provided on voa.gov.uk)
Energy Performance Rating Band D

5 Bedroom Detached House

Plas Glyn
14 Kings Road
Colwyn Bay
LL29 7YG

£495,000

Reference Number: RP2895
15/06/22

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

