

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 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 traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Spacious Five Bedroom Detached House Situated Close To The Amenities of Colwyn Bay

Description

This spacious five bedroom detached house is situated close to the amenities of Colwyn Bay and must be viewed to truly appreciate the size and layout of the accommodation.

The property benefits from gas central heating and new UPVC double glazing throughout and viewing is highly recommended to appreciate the spacious layout, large corner plot with landscaped gardens and presentation.

The rooms are well proportioned and retain some original features such as coving and leaded light windows. The garage has also been converted into an additional room which would be ideal as a home office. There is ample off road parking and a wrap around garden which has various seating areas, lawn and a variety of well established plants and shrubs.

The accommodation on the ground floor comprises of porch, light and spacious hallway, w.c, lounge, dining room, study and kitchen. To the first floor there are five double bedrooms, the master bedroom with an ensuite shower room and a wet room. There is also the potential to extend into the loft with the relevant planning permission.

- ✓ SPACIOUS FIVE BEDROOM DETACHED HOUSE
- ✓ WELL PROPORTIONED ROOMS RETAINING SOME ORIGINAL FEATURES
- ✓ NEW DOUBLE GLAZING THROUGHOUT
- ✓ SITUATED CLOSE TO THE AMENITIES OF COLWYN BAY



- ✓ GARAGE HAS BEEN CONVERTED INTO AN OFFICE SPACE
- ✓ WRAP AROUND GARDEN WITH VARIOUS SEATING AREAS, AMPLE OFF ROAD PARKING

5 Bedroom Detached House

2 Woodland Park
Colwyn Bay
LL29 7DS

£364,950

Reference Number: RP3183
25/04/2024

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

Registered Company
Number 4687367

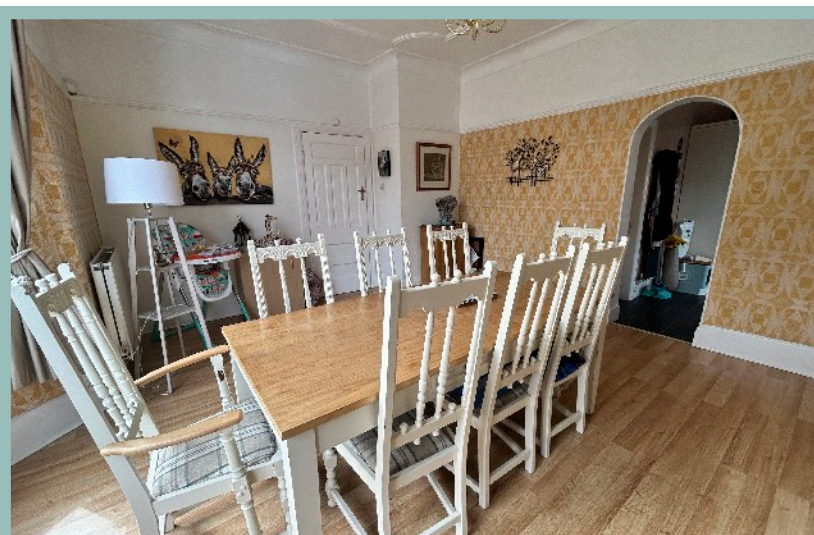
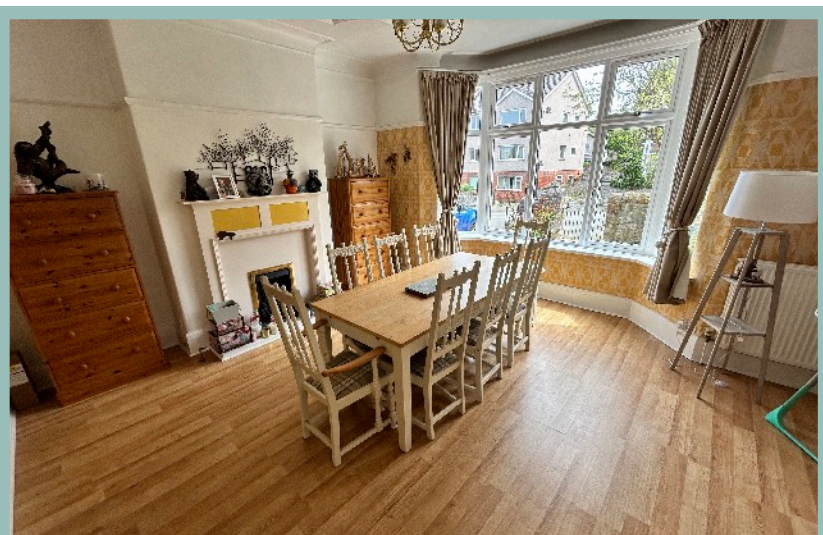
Valuation

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

8'11" x 4'2" (2.71m x 1.26m)

Hallway

15'11" x 14'1" (4.84m x 4.29m) Maximum

Lounge

16'4" x 16'0" (4.97m x 4.86m) Maximum

Dining Room

14'9" x 16'11" (4.49m x 5.15m) Maximum

Study/Play Room

11'6" x 9'10" (3.51m x 3.00m)

Kitchen

17'5" x 8'5" (5.30m x 2.57m)

Bedroom One

16'4" x 16'0" (4.99m x 4.87m) Maximum

Ensuite

7'11" x 2'9" (2.41m x 0.82m)

Bedroom Two

13'2" x 12'10" (4.02m x 3.92m) Maximum

Bedroom Three

10'11" x 9'9" (3.32m x 2.98m)

Bedroom Four

10'11" x 9'9" (3.32m x 2.98m)

Bedroom Five

11'7" x 8'6" (3.52m x 2.58m)

Wet Room

8'4" x 6'5" (2.53m x 1.94m)



Five Bedroom Detached House Situated Close To The Amenities Of Colwyn Bay

Garage/Office

3.76m x 3.11m (12'4" x 10'3")

W.C.

2.11m x 0.94m (6'11" x 3'1")

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, proceed into the town, take the fifth right onto Woodland road East, straight onto Woodland Park.

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

Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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