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sales but they of fact any part seller

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Fletcher & Poole



6 Kings Road
Colwyn Bay
LL29 7YG

Spacious Five Bedroom Semi Detached House

Description

This spacious five bedroom semi detached house is situated close to the amenities of Colwyn Bay and all transport links. The good size accommodation must be viewed to truly appreciate the size and layout of the rooms. It also benefits from off road parking and car port to the rear of the property, garden to the front and enclosed rear garden which is part paved with a lawn and a good size timber garden studio which comprises of two rooms and is ideal for storage or home office. The accommodation on the ground floor comprises of porch, hallway, sitting room, open plan lounge/diner, large extended kitchen/breakfast room, boiler room and shower room.

To the first floor there is a light and spacious landing with access to the attic via a fold down ladder, five bedrooms, one with access onto a balcony and family bathroom with separate w.c.

- ✓ SPACIOUS FIVE BEDROOM SEMI DETACHED HOUSE
- ✓ GOOD SIZE ACCOMMODATION WITH OFF ROAD PARKING & CAR PORT TO REAR & GARDEN STUDIO
- ✓ CLOSE TO AMENITIES & ALL TRANSPORT LINKS
- ✓ MUST BE VIEWED TO TRULY APPRECIATE THE SIZE & LAYOUT
- ✓ NO ONWARD CHAIN

Lounge/Dining Room

7.67m x 3.96m (25'2" x 13'0")



Kitchen /Breakfast Room

5.59m x 4.17m (18'4" x 13'8")



Sitting Room

4.60m x 4.06m (15'1" x 13'4")

Boiler Room

1.35m x 0.87m (4' 5" x 2'10")

Shower Room

2.98m x 1.17m (9'9" x 3'10")

Bedroom One

4.70m x 4.09m (15'5" x 13'5")



Bedroom Two

4.04m x 3.96m (13'3" x 13'0")

Bedroom Three

3.96m x 3.40m (13'0" x 11'2")

Bedroom Four

3.81m x 2.72m (12'6" x 8'11")

Bedroom Five

2.62m x 2.46m (8'7" x 8'1")

Bathroom

2.03m x 1.70m (6'8" x 5'7")

W.C.

1.70m x 0.86m (5'7" x 2'10")

Loft Space

6.86m x 6.31m (22'7" x 20'9") Maximum

Garden Studio

6.40 x 2.44m (21'0" x 8'0")

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: "E" (provided on www.voa.gov.uk)
Energy Performance Rating Band E

Five Bedroom Semi Detached House

6 Kings Road
Colwyn Bay
LL29 7YG

£295,000

Reduced From **£315,000**

Reference Number: RP3242
24/05/23

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	41 E	
21-38	F		
1-20	G		