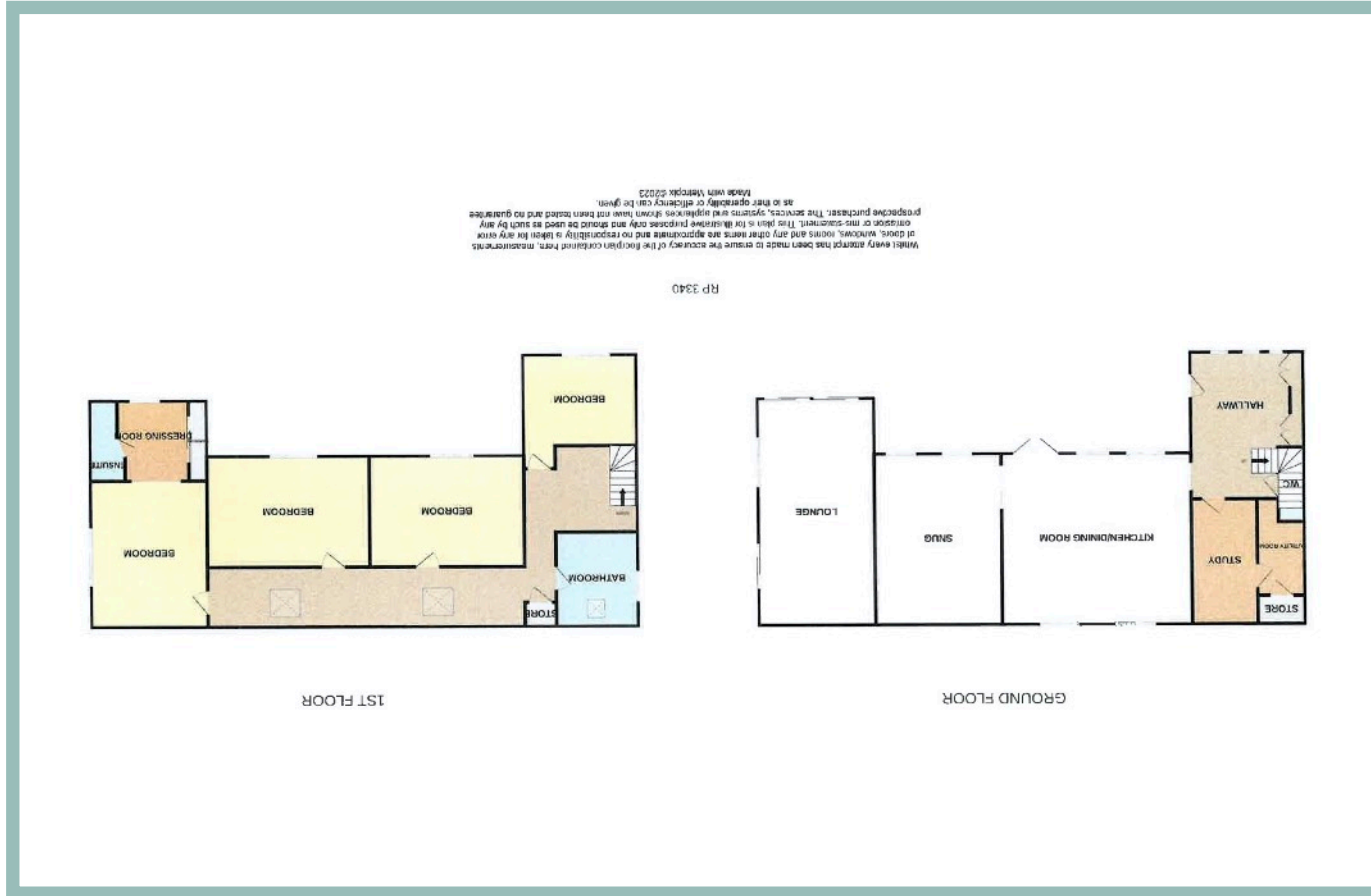


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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](http://www.fletcherpoole.com)

Fletcher & Poole  
DIAMOND COLLECTION



Beecholme Annexe  
Queens Drive  
Colwyn Bay  
LL29 7BH

# Truly Impressive Four Bedroom Detached Period Property

## Description

This truly impressive four bedroom detached property was originally built as a coach house and stables. The current owners over the last three years have totally renovated the property whilst at the same time retaining some of the original features and creating a truly unique home. Included in the refurbishment the property has had a new roof, new windows and new boiler and central heating system with under floor heating on the ground floor and incorporating the original radiators to the first floor. Occupying a large plot there is ample off road parking, lawn, well established trees and a paved terrace with seating area ideal for entertaining.

On the ground floor there is a large hallway with built in storage, w.c, study with access to a utility room, light and spacious kitchen/diner, snug and lounge. To the first floor there are four double bedrooms and family bathroom off an impressive landing with exposed beam. The master bedroom also benefits from a large dressing room area, ensuite and far reaching views. All the rooms are well proportioned and finished to a high standard.

- ✓ TRULY IMPRESSIVE FOUR BEDROOM DETACHED PERIOD PROPERTY
- ✓ REFURBISHED THROUGHOUT TO A HIGH STANDARD WHILST RETAINING SOME ORIGINAL FEATURES
- ✓ MUST BE VIEWED TO APPRECIATE THE SIZE & LAYOUT OF THE ACCOMMODATION
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ OCCUPIES A LARGE PLOT WITH AMPLE OFF ROAD PARKING, LAWN, WELL ESTABLISHED TREES & PAVED TERRACE



4 Bedroom  
Detached Period  
Property

Beecholme Annexe  
Queens Drive  
Colwyn Bay  
LL29 7BH

£674,950

Reference Number: RP3340  
16/08/23

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

Registered Company  
Number 4687367

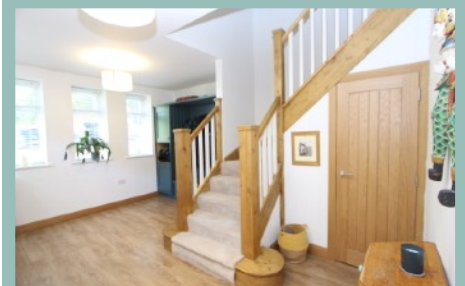
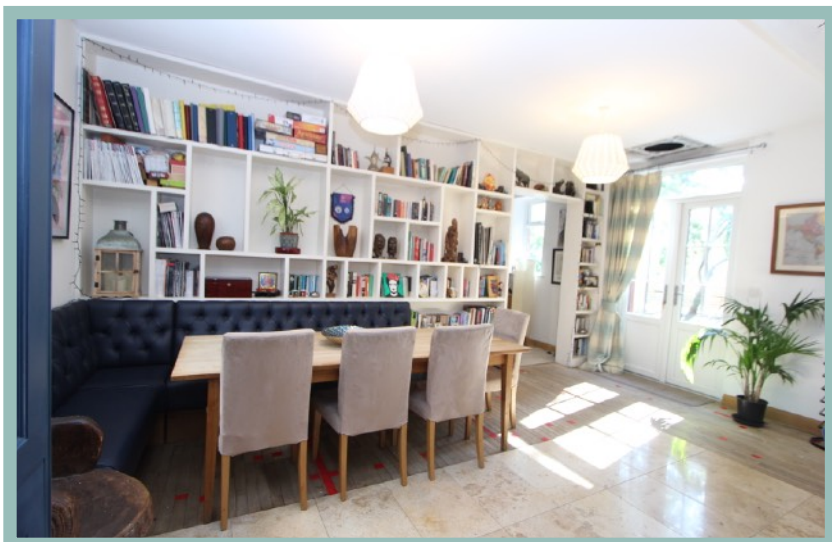
## Valuation

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](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)





## 4 Bedroom Detached Period Property

Beecholme Annexe  
Queens Drive  
Colwyn Bay  
LL29 7BH

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#### Lounge

24'7" x 12'8" (7.50m x 3.86m)

#### Snug

18'8" x 13'9" (5.68m x 4.19m)

#### Kitchen/Diner

18'8" x 20'6" (5.68m x 6.26m)

#### Hallway

15'10" x 12'5" (4.82m x 3.79m)

#### Cloakroom

10'4" x 2'8" (3.15m x 0.81m)

#### Study

13'8" x 7'1" (4.15m x 2.15m)

#### Utility

10'7" x 5'1" (3.23m x 1.55m)

#### Bedroom One

15'11" x 13'9" (4.86m x 4.18m)

#### Dressing Room

8'9" x 7'9" (2.66m x 2.36m) Maximum

#### Ensuite

8'9" x 3'10" (2.66m x 1.16m) Maximum

#### Bedroom Two

17'5" x 12'2" (5.32m x 3.71m)

#### Bedroom Three

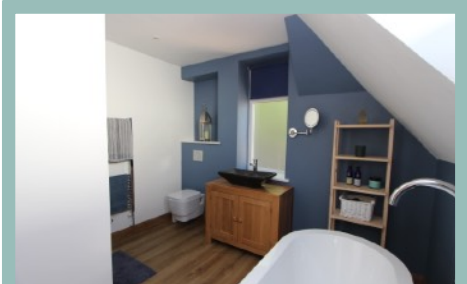
17'4" x 12'2" (5.27m x 3.71m)

#### Bedroom Four

13'3" x 10'9" (4.03m x 3.28m) Maximum

#### Bathroom

10'3" x 9'2" (3.12m x 2.79m)



# Truly Impressive Four Bedroom Detached Period Property

## Location

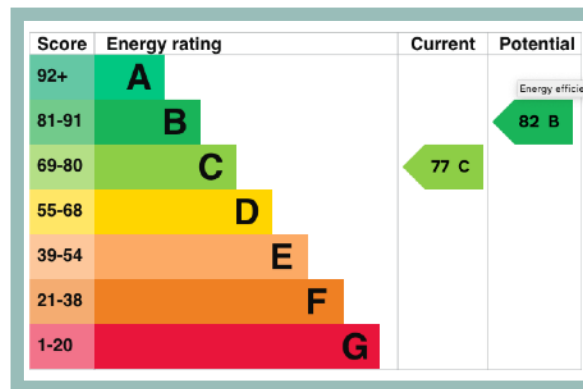
The property is situated in a sought after area perfectly located for the A55 and all local amenities and within an hours drive of Chester and the motorways beyond. The property is neighboured by Rydal Penrhos School.

## Directions

From our Rhos-on-Sea office turn towards the Promenade, turn right onto the Promenade, turn right by The Toad public house, go straight across at the T junction, turn left at the mini roundabout onto Conway Road, Queens Drive can be found on the right hand side.

Council Tax Band: "G" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band C



4 Bedroom  
Detached Period  
Property

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**£674,950**

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