

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.



48 Victoria Park  
Colwyn Bay  
Conwy  
LL29 7AJ



# SPACIOUS FOUR BEDROOM SEMI DETACHED HOME SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA

## Description

This spacious four bedroom semi detached house benefits not only from a large attic room which has been used as a bedroom/playroom in the past but also basement rooms currently used for storage, a work shop and utility. In fact, viewing is essential to truly appreciate the size and layout of this property and all that it has to offer.

Situated in the sought after residential area of West End Colwyn Bay there is ample off road parking, a detached garage and garden to the front and rear. These are beautifully maintained and the rear garden includes a lawn, paved seating area, ornamental pond and summer house.

The accommodation on the ground floor comprises of porch, hallway, W.C., reception room currently being used as a formal dining room and an impressive box bay window with fitted seating, light and spacious lounge with a wood burner overlooking the garden and a kitchen/diner.

On the first floor there are four spacious double bedrooms, two of which have sea views, one with an ensuite and a good size family bathroom. Stairs lead up to the large attic room which also has sea views.

There is gas central heating and UPVC windows The basement rooms are accessed from the rear garden and comprise of four rooms with good head room.

- ✓ SPACIOUS FOUR BEDROOM SEMI-DETACHED HOUSE
- ✓ BENEFITTING FROM LARGE ATTIC ROOM AND ADDITIONAL BASEMENT ROOMS
- ✓ MUST BE VIEWED TO TRULY APPRECIATE THE SIZE AND LAYOUT
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL AREA
- ✓ OFF ROAD PARKING, DETACHED GARGE AND GOOD SIZE GARDEN



4 Bedroom Semi Detached Home

48 Victoria Park  
Colwyn Bay  
Conwy  
LL29 7AJ

**£399,950**

Reference Number: RP4243  
25/3/26

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





4 Bedroom Semi Detached Home

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Colwyn Bay  
Conwy  
LL29 7AJ

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### Hallway

5.05m x 2m (16' 7" x 6' 7")

### W.C

1.75m x 0.83m (5' 9" x 2' 9")

### Dining Room

5.53m x 5.06m max (18' 2" x 16' 7")

### Lounge

5.30m x 3.93m (17' 5" x 12' 11")

### Kitchen/Diner

5.71m x 3.20m max (18' 9" x 10' 6")

### Bedroom One

3.72m x 4.08m max (12' 2" x 13' 5")

### Bedroom Two

5.29m x 3.32m max (17' 4" x 10' 11")

### Ensuite

1.78m x 1.44m (5' 10" x 4' 9")

### Bedroom Three

3.38m x 3.16m (11' 1" x 10' 4")

### Bedroom Four

3.46m x 2.92m (11' 4" x 9' 7")

### Bathroom

2.40m x 2.17m (7' 10" x 7' 1")

### Attic Room

6.90m x 4.03m (22' 7" x 13' 3")

### Basement Rooms

#### Room One

5.07m x 2.81m (16' 8" x 9' 3")

#### Room Two

4.75m x 3.86m (15' 7" x 12' 8")

#### Room Three

4.93m x 2.02m (16' 2" x 6' 8")

#### Room Four

4.81m x 3.22m (15' 9" x 10' 7")

### Garage

5.83m x 2.97m (19' 1" x 9' 9")

## 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: "E" (provided on [voa.gov.uk](http://voa.gov.uk))

Tenure: Freehold

Energy Performance Rating Band: TBC

4 Bedroom Semi  
Detached Home

48 Victoria Park  
Colwyn Bay  
Conwy  
LL29 7AJ

**£399,950**

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25/3/26

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Rhos-on-Sea, LL28 4PS

Registered Company  
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