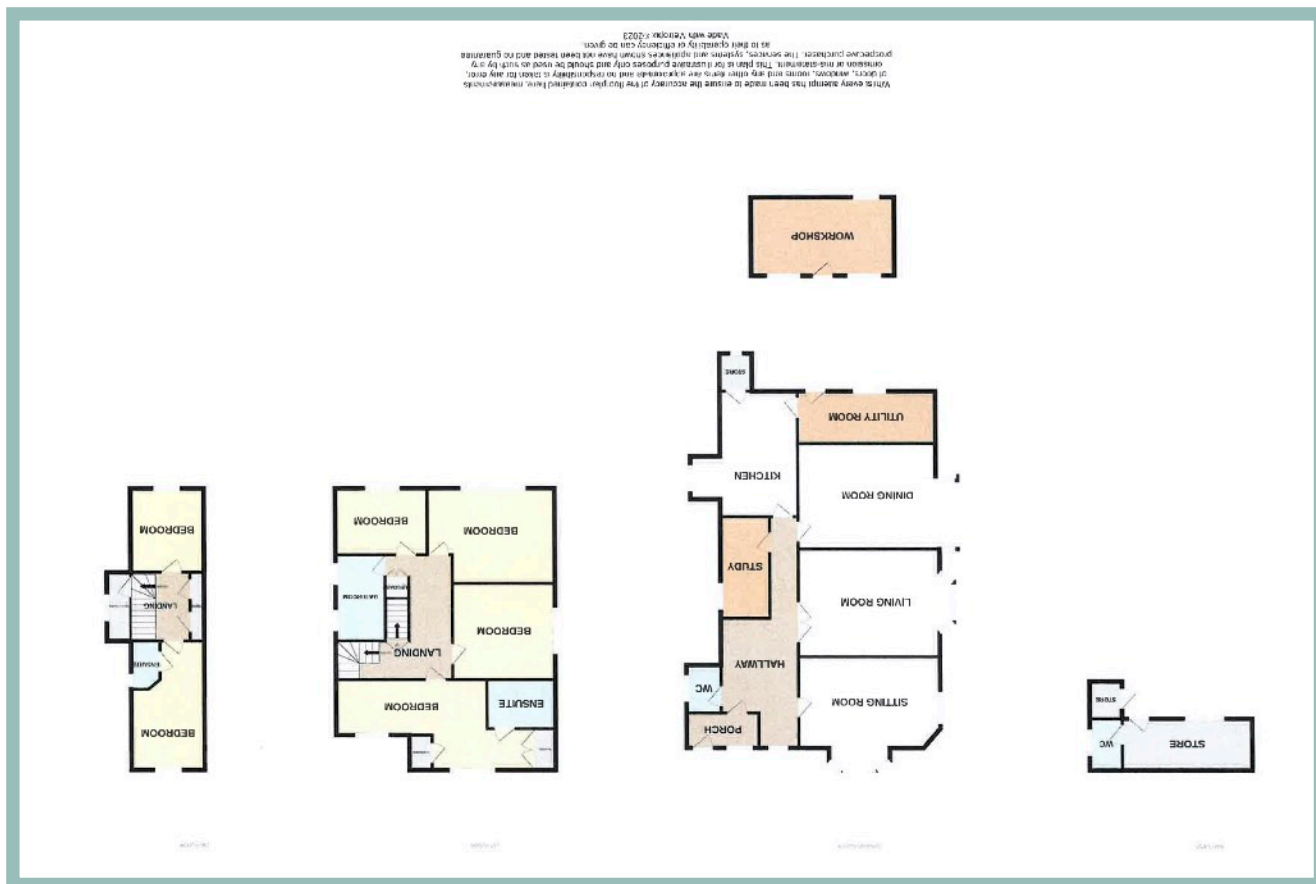


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Fletcher & Poole
DIAMOND COLLECTION



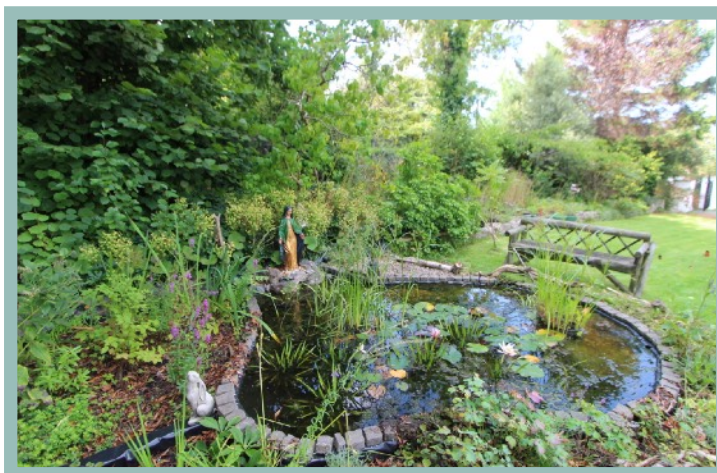
**33 Coed Pella Road
Colwyn Bay
LL29 7BB**

Spacious 5/6 Bedroom Grade Two Listed Detached House With Extensive Wrap Around Garden

Description

Viewing is essential to appreciate this substantial 5/6 bedroom Grade Two listed detached property benefitting from well proportioned rooms, wrap around garden and a wealth of original features. In brief the accommodation comprises of porch, grand hallway, sitting room, w.c, large lounge, home office, dining room, kitchen/breakfast room, pantry and large utility with access to rear courtyard. To the first floor there are four good size bedrooms, one of which benefitting from an ensuite shower room and a large family bathroom. To the third floor there are a further two bedrooms with the larger of the two again benefitting from an ensuite shower room. The property benefits from a wealth of original features including high ceilings, open fireplaces and a stain glass window. To the rear of the property there is access to a courtyard leading to a large work shop which is ideal as a craft or art studio and a wrap around garden comprising of large lawn area, various seating areas, ponds and borders benefitting from well established plants, trees and shrubs. To the front of the property is access to ample off road parking and detached garage. This property must be viewed to truly appreciate the plot size, features and accommodation on offer.

- ✓ SPACIOUS 5/6 BEDROOM GRADE TWO LISTED DETACHED HOUSE WITH EXTENSIVE WRAP AROUND GARDEN
- ✓ WELL PROPORTIONED ROOMS WITH A WEALTH OF ORIGINAL FEATURES
- ✓ AMPLE OFF ROAD PARKING, GARAGE & STORAGE
- ✓ SITUATED CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES



5/6 Bedroom
Detached House

33 Coed Pella Road
Colwyn Bay
LL29 7BB

£460,000

Reduced From £495,000

Reference Number: RP3352
22/08/23

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

Registered Company
Number 4687367

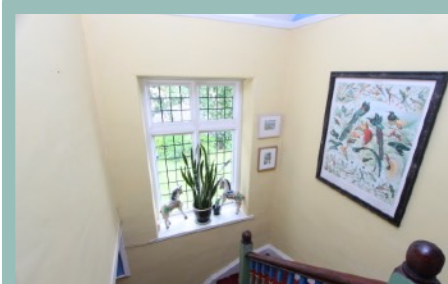
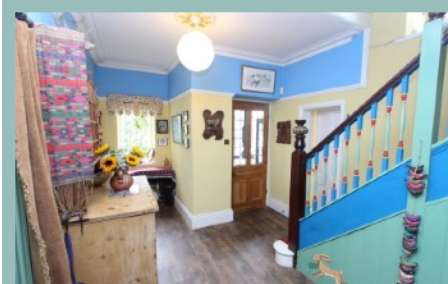
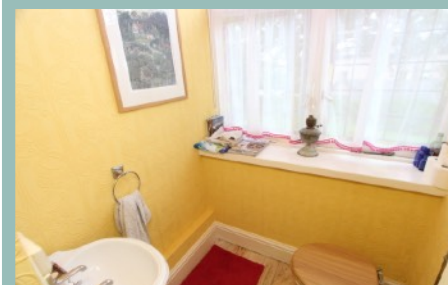
Valuation

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: rhosonseafletcherpoole.com
m
web: www.fletcherpoole.com





W.C.
6'8" x 5'2" (2.03m x 1.58m)

Sitting Room
18'6" x 16'7" (5.63m x 5.04m)

Lounge
21'4" x 13'10" (6.51m x 4.22m)

Dining Room
19'2" x 12'5" (5.84m x 3.78m)

Office
9'1" x 6'7" (2.76m x 2.01m)

Kitchen/Breakfast Room
16'9" x 14'2" (5.11m x 4.30m)

Pantry
7'3" x 4'3" (2.20m x 1.28m)

Utility
14'3" x 7'2" (4.34m x 2.18m)

Bedroom One
21'10" x 14'6" (6.66m x 4.41m)

Ensuite
7'9" x 7'5" (2.36m x 2.26m)

Bedroom Two
15'1" x 12'3" (4.59m x 3.74m)

Bedroom Three
14'1" x 9'11" (4.28m x 3.02m)

Bathroom
9'1" x 7'1" (2.76m x 2.15m)

Bedroom Four/Office
10'9" x 10'3" (3.27m x 3.13m)

Ensuite
6'10" x 3'5" (2.07m x 1.04m)

Bedroom Five
9'5" x 9'4" (2.87m x 2.83m)

Bedroom Six
18'2" x 9'10" (5.53m x 3.00m)

5/6 Bedroom
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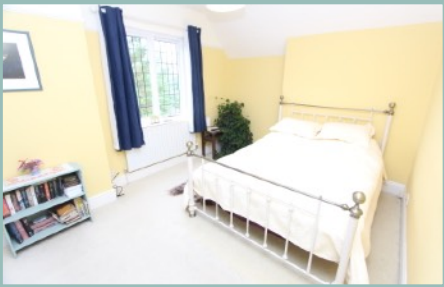
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LL28 4PS

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email: rhosonseasales@fletcherpoole.com
web: www.fletcherpoole.com



Spacious 5/6 Bedroom Detached House With Extensive Wrap Around Garden

Location

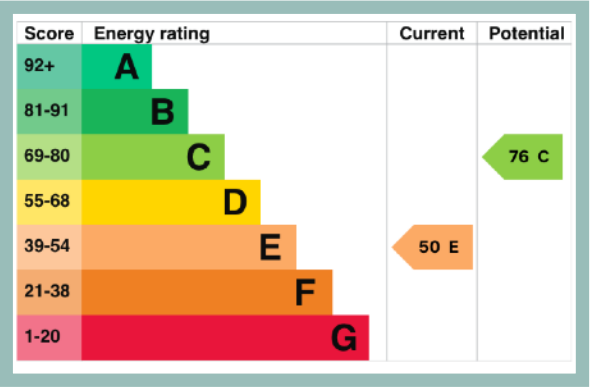
The property is situated in a sought after area perfectly located for the A55 and all local amenities and within an hours drive of Chester and the motorways beyond. The property is neighboured by Rydal Penrhos School.

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, take the second right onto Coed Pella Road where no 33 can be found on the left hand side.

Council Tax Band: “G” (provided on voa.gov.uk)

Energy Performance Rating Band E



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Detached House

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