



Est :1964

4 Bed Detached
£294,995



Oak Drive Colwyn Bay, LL29 7YP

A spacious Arts and Crafts detached four bedroom house set in large well established gardens in this favoured residential area with sweeping views over Colwyn Bay and towards the coastline. The property offers a characterful family home with many original features which include the original leaded glass windows, fireplace and a feature staircase. The property has spacious and well laid out family accommodation and has a large garage with a room above accessed by a separate door ideally suitable for conversion to a Granny Annex or home/office subject to planning. Conveniently situated close to Rydal Penrhos school with convenient access to shops and amenities, excellent road and rail links to Chester and the North West.

All viewings are accompanied by a staff member of Wynne Davies Estate Agents. Interested parties wishing to view this property can do so by contacting our office on 01492 545665 to arrange an appointment. Out of hours appointments, evening and weekends are

Key Features

Detached Arts & Crafts Property

Four Bedrooms

Two Reception Rooms

Many Original Features

Set In Large Established Gardens

Garage

Views Over Colwyn Bay and
Coastline



Ground Floor

PORCH - Driveway leads to wide flagged steps up to yorkstone stone pathway affording access to front aspect hardwood entrance door with original ironmongery and leaded window, original diamond shaped leaded glass window, tiled floor, glazed door leading to hallway.

ENTRANCE HALLWAY - 14' 1" x 10' 5" (4.31m x 3.19m) Spacious hallway with original coving, radiator, cloakroom housing the alarm and with front aspect feature diamond window, under stairs cupboard, feature arts and crafts stairway leading to first floor galleried landing, doors leading to lounge, dining room, kitchen/diner and downstairs bathroom.

LOUNGE - 21' 4" x 14' 6" (6.52m x 4.43m) Triple aspect lounge with four original leaded glass windows and with French doors opening onto the patio area, open fireplace with marble hearth and wood surround, coving, original wall panels and two radiators.

DINING ROOM - 12' 4" x 11' 4" (3.76m x 3.47m) Dual aspect leaded windows to front and side aspects, coving, picture rail and radiator.

KITCHEN / DINER - 21' 7" x 9' 7" (6.58m x 2.93m) Rear aspect kitchen / diner with two original leaded windows, a range of wall and base units with worktops over, integral double oven, gas hob with extractor hood above, space for fridge, stainless steel sink (1 ½) and drainer, space for dining table and chairs, two radiators, walk-in pantry, drying room with leaded windows housing Glow Worm boiler, door to utility room, hardwood door leading to rear garden and courtyard.

UTILITY ROOM / OFFICE - 14' 9" x 8' 7" (4.5m x 2.64m) Rear and side aspect leaded windows, radiator, plumbing for washing machine and dishwasher.

BATHROOM - 6' 10" x 5' 6" (2.1m x 1.7m) Rear aspect leaded window, cast iron bath, wash hand basin, w.c., tiled walls, radiator and vinyl floor.

First Floor

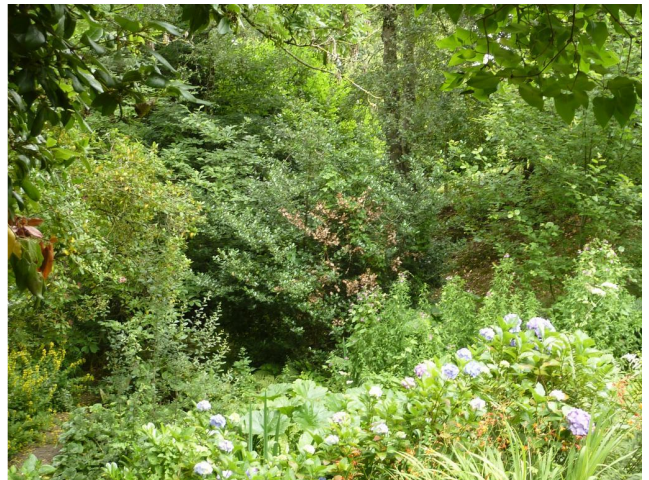
FIRST FLOOR -

LANDING - 17' 4" x 10' 5" (5.3m x 3.2m) Art Deco style staircase leading from ground floor to galleried landing, front aspect leaded window, picture rail, radiator, doors leading to four bedrooms and bathroom.

BEDROOM ONE - 14' 10" x 10' 6" (4.54m x 3.22m) Rear and side aspect leaded windows, radiator, wash hand basin and built-in cupboard.

BEDROOM TWO - 10' 5" x 14' 10" (3.18m x 4.54m) Front and side aspects leaded windows (views towards Colwyn Bay and out to sea), radiator and built-in cupboard.

BEDROOM THREE - 12' 5" x 9' 7" (3.79m x 2.93m) Front and side aspects leaded windows, built-in wardrobes and dressing table, radiator.



BEDROOM FOUR - 12' 3" x 9' 7" (3.75m x 2.93m) Rear aspect leaded windows, radiator, wash hand basin, loft access hatch, archway open to room with roof window, possibility to use as dressing room (2.56 x 3.16m). Beyond this room door leads to further room for with the possibility to convert to en-suite or further accommodation (2.63 x 3.00m)

BATHROOM - 10' 7" x 5' 6" (3.23m x 1.7m) Two rear aspect leaded windows, shower bath with integral shower over, wash hand basin with vanity unit beneath, w.c., airing cupboard with hot water cylinder tank, heated towel rail, part tiled walls, tiled effect floor.

Exterior

GARAGE - Sweeping driveway leads to detached brick and rendered garage under a pitched tiled roof with first floor room accessed from rear courtyard - Possibility to convert either to 'Granny Annex' or office.

GARDEN - Front: Substantial mature garden with lawned areas, borders with mature plants, shrubs and trees, private stone flagged patio with views over Colwyn Bay to sea

Rear: Private flagged walled courtyard garden with access to rear of house and garage loft space

DIRECTIONS - From our office proceed along the promenade towards Colwyn Bay, turn right onto Whitehall Road, at the roundabout take the second turning onto Conway Road, turn left at the mini roundabout into the West End of Colwyn Bay, after the pelican crossings turn right onto Kings Road, proceed up the hill taking the second right onto Oak Drive, the property can be found at the end of the road on the left hand side.

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OPENING HOURS - Monday - Friday: 9.00am - 5.00pm.
Saturday: 9.30am - 3.00pm.
Sunday: Viewings by pre-arranged appointment.
Evenings: Viewings by pre-arranged appointment.

NOTES - These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of an offer or contract. Property offered subject to contract and to remaining available. Central heating, electrical / gas appliances and plumbing equipment (where applicable) have not been tested. Freehold tenure to be confirmed by purchasers solicitor. Council tax band g (2015/16). Council tax banding to be confirmed by Conwy County Council.



