



An outstanding Edwardian semi-detached residence, occupying a prime position in the heart of Colwyn Bay and offering an exceptional blend of period character and contemporary luxury. Beautifully renovated throughout by the current owners to an impressive standard, this substantial family home has undergone a comprehensive programme of improvements, including a new roof, creating a property that is ready to move straight into whilst retaining many of its original architectural features and charm.

Arranged over three floors, the property offers remarkably spacious and versatile accommodation, comprising eight generously sized bedrooms and four beautifully appointed bath/shower rooms, making it ideal for large families, multi-generational living, foster carers, or those seeking extensive guest accommodation. The elegant interior is enhanced by high ceilings, original features, stylish décor and quality finishes throughout.

The ground floor has a welcoming entrance hallway with original tiled flooring, storage rooms housing the boiler and space for utilities, there are two superb reception rooms, both featuring attractive wood-burning stoves and providing welcoming spaces for relaxing and entertaining.

At the heart of the home is a stunning extended kitchen/breakfast room, fitted with a bespoke range of units, solid wood worktops, a

Rangemaster cooker, Belfast sink and additional service sink, perfectly combining character with practicality. A beautifully appointed shower room serves the ground floor, while a useful cellar provides valuable additional space and is currently arranged as a storage/workshop and hobbies/games room. The upper floors continue to impress, offering a wealth of spacious bedrooms alongside a selection of beautifully designed bathrooms, incorporating Victorian-inspired suites and contemporary fittings.

The first floor provides three double bedrooms and two luxurious bathrooms, whilst the split-level second floor offers four further bedrooms served by an additional stylish bathroom. The eighth bedroom creates a versatile space ideal as a guest suite, home office, teenage retreat, or hobby room. Externally, the property benefits from off-road parking for two vehicles to the front. To the rear is a delightful enclosed walled courtyard garden, together with an elevated decked seating area accessed from the second reception room, complete with built-in bench seating and useful under-deck storage. Thoughtfully designed for ease of maintenance, this private outdoor space is ideal for both relaxing and entertaining. A useful, covered garden room/store provides further versatility and is perfect for use as a log store, additional storage, hobby space, or sheltered outdoor seating area.



Total floor area 242.5 m² (2,610 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Beresford Adams

Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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Code: COW_COW260488_R2PP_8