

52 Kings Road

Colwyn Bay LL29 7YH

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£845,000

An impressive detached 6 bed period residence occupying generous mature gardens, offering extensive and versatile accommodation ideally suited to modern family living.

Council Tax - G - EPC: TBA - Tenure: Freehold.



The property retains a wealth of original character features, including an impressive entrance hall with decorative staircase, feature fireplaces, exposed ceiling beams and spacious reception rooms.
The accommodation provides a range of elegant and adaptable living spaces, complemented by a striking garden room with extensive glazing overlooking the gardens. There are well-appointed bath and shower facilities together with generously proportioned bedrooms, including an impressive principal suite.
Outside, the property enjoys beautifully established gardens with extensive level lawns, ideal for families and outdoor entertaining. A large paved terrace incorporates an outdoor kitchen and bar area, creating an excellent space for al fresco dining and social gatherings. The gardens provide a high degree of privacy, are bordered by mature trees and include ample space for children's play and recreation.
The property is approached via a sweeping driveway providing extensive off-road parking, while the mature setting enhances the sense of seclusion. Overall, this is an exceptional family home combining period elegance with contemporary comforts in an attractive and highly desirable setting.





Location

Located just off Kings Road, in a highly desirable and select residential area of Colwyn Bay, convenient for Rydal Penrhos Private School, within walking distance of the town centre, Rhos promenade and all transport links.

- Imposing detached period residence
- Beautiful original character throughout
- Spacious and versatile family accommodation
- Large garden room overlooking the grounds
- Elegant reception hall with original staircase
- Multiple reception rooms
- Well-appointed bathrooms and generous bedrooms
- Extensive landscaped gardens with level lawns
- Superb entertaining terrace with covered outdoor kitchen and bar
- Ample private parking and mature surroundings

The Accommodation Affords:

(Approximate measurements only)

Front Entrance 19'0" x 6'6" (5.8m x 2.0m)

Spacious front entrance porch with original marble tiled flooring, power point glazed windows and door.

Large Reception Hall 14'5" x 12'9" (4.4m x 3.9m)

Original marble tiled flooring, cast iron radiator, picture rail, coved and decorative ceiling, feature pillars and original turned staircase leading up to first floor level. Timber fireplace surround, multi-fuel stove. Step leading down at rear of hallway with staircase leading down to lower ground floor.

Cloak Room

Tiled flooring, high flush w.c. wash basin, original leaded window.

Drawing Room 21'3" x 18'2" (6.5m x 5.54m)

Original paraquet flooring, power point, cast iron radiator, coved ceiling, feature fireplace surround with slate hearth, large square bay window overlooking rear garden.

Large Garden Room 19'4" x 15'8" (5.9m x 4.8m)

Cast iron original radiators, large windows overlooking front, side and rear, French doors leading onto rear patio and garden.

Dining Room 22'8" x 14'5" (6.92m x 4.4m)

Paraquet flooring, mahogany fireplace with solid fuel fire, tiled hearth, cast iron radiators, beamed ceiling, original bay window overlooking front of property.

Family Room 19'0" x 14'1" (5.8m x 4.3m)

Amtico flooring, double panel radiator, leaded windows with views.







Kitchen 17'8" x 8'10" (5.4m x 2.7m)
Range of fitted base and wall units with granite worktops, Aga cooking range with extractor above, larder fridge/freezer, gas hob, window overlooking rear enjoying views.

Rear Staircase
Leading down to lower ground floor, comprising lower ground floor hallway with door leading to outside.

Utility Room
2 central heating boilers, plumbing and sink.

Cloakroom
Low level suite and wash basin

Store Rooms
Two built-in large store cupboards and one large wine cellar.

First Floor
Spacious landing with original stained glass window overlooking side elevation, built-in storage cupboard.

Family Bathroom 9'3" x 8'9" (2.84m x 2.69m)
Four piece suite comprising; shower enclosure, vanity wash basin, low level w.c. floor and wall tiling, medicine cabinet.

Bedroom 1 19'2" x 13'11" (5.85m x 4.25m)
Windows to side and rear elevation, attractive curved stained glass window, coving, picture rail, column radiator, range of fitted wardrobes and dressing table.

En-Suite Bathroom 9'6" x 8'11" (2.91m x 2.74m)
Free standing bath with chrome tap, low level w.c. vanity washbasin, shower enclosure, wall and floor tiling, chrome towel rail.

Bedroom 2 17'8" x 14'6" (5.4m x 4.44m)
Two radiators, coved ceiling, picture rail, large bay window overlooking side elevation.

Bedroom 3 17'9" x 14'6" + large walk-in bay (5.43m x 4.43m + large walk-in bay)
Column radiator, sink and former fireplace.

Study
With original fireplace, picture rail, coving, column radiator, French doors leading onto large front outside balcony area enjoying views over the garden and surrounding countryside.

Second Floor
Spacious second floor landing.







Bedroom 4 18'0" x 15'1" (5.5m x 4.6m)
Cast iron radiator, vanity unit with wash basin, feature fireplace, leaded windows enjoying extensive views over the garden towards Bryn Eithin.

Bedroom 5 14'1" x 10'5" (4.3m x 3.2m)
Cast iron fireplace, leaded windows enjoying extensive coastal views.

Bedroom 6 12'9" x 11'5" (3.9m x 3.5m)
Currently used as a Study. Cast iron radiator and fireplace, window overlooking side and rear elevation.

Bathroom 12'5" x 5'6" (3.8m x 1.7m)
Three piece suite comprising: panelled bath, pedestal wash basin, low level w.c. extractor fan, Velux window.

Recreation Room 23'11" x 18'0" (7.3m x 5.5m)
Superb family media and games room with feature fireplace surround and cast iron stove, beamed ceiling, feature roof timbers, range of fitted storage cupboards and original leaded windows.

Outside
Beautifully established gardens with extensive level lawns, ideal for families and outdoor entertaining. A large paved terrace incorporates an outdoor kitchen and bar area, creating an excellent space for al fresco dining and social gatherings. The gardens provide a high degree of privacy, are bordered by mature trees and include ample space for children's play and recreation.

Services
Mains water, electricity, gas and drainage are believed to be connected to the property.

Viewing
By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Proof Of Funds
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

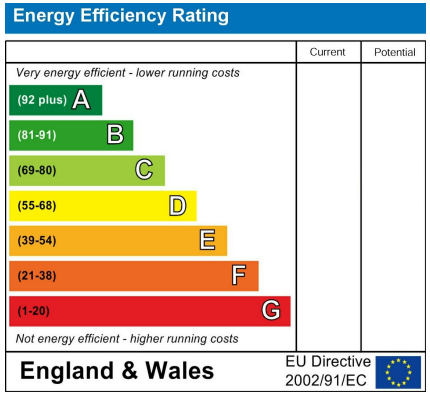
Council Tax Band:
Conwy County Borough Council tax band G

Directions
From Colwyn Bay, follow King's Road up towards The Heights and the property will be viewed on the right hand side.









These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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