



1 Kings Oak  
Colwyn Bay, North Wales LL29 6AJ

£695,000

Oekwen y Brecin  
Kings Oak



**STERLING**  
ESTATE AGENTS & VALUERS

In an exclusive private cul-de-sac, this outstanding DETACHED EXECUTIVE HOME offers a perfect blend of luxury and comfort, affording accommodation of generous proportions that are sure to impress, all set within delightful private wooded grounds. As you enter, you will be greeted by an immaculate interior that has been highly specified to meet the demands of modern living. The home features 4 SPACIOUS DOUBLE BEDROOMS, including a master DRESSING ROOM and EN SUITE SHOWER ROOM. The superb SUPERB FITTED KITCHEN BREAKFAST ROOM is a true highlight, designed for both functionality and style, making it an ideal space for family gatherings or entertaining guests. Additionally, the property offers 3 WELL APPOINTED RECEPTION ROOMS, providing ample space for leisure and socialising. One of the standout features of this home is the DELIGHTFUL GARDEN ROOM, which overlooks the distant sea views, creating a serene atmosphere to unwind and enjoy the natural beauty surrounding you. This exceptional property is perfect for those seeking a tranquil yet sophisticated lifestyle in a picturesque location within a short distance of the town centre, Rydal School and access onto the A55. With its impressive features and idyllic setting, this home is not to be missed. Tenure Freehold, Council Tax Band H. Energy Rating C72 Potential B83 Ref CB7981



### Entrance

Solid oak front door to Hallway, oak flooring, decorative coving, central heating radiator, cloaks cupboard, under stairs cupboard

### Cloakroom

W.C, wash hand basin, tiled floor, half tiled walls, coved ceilings, tubular towel radiator

### Impressive Lounge

22'1 x 16'7 (6.73m x 5.05m)

Glazed double doors from hall, living flame log effect gas fire, 2 double glazed windows and deep five sided bay window, an ideal area for relaxation or reading, 3 central heating radiator, dado rail, tv point, 3 wall lights,

### Sitting/Dining Room

13'8 x 11'4 (4.17m x 3.45m)

Approached by glazed double doors from the lounge and french doors to the lovely rear gardens, coved ceilings, oak flooring, central heating radiator, 2 wall lights

### Superb Fitted Kitchen Breakfast Room

27'1 x 13'3 (8.26m x 4.04m)

Range of two tone grey design base cupboards and drawers with marble design composite work tops, wall units, island breakfast bar serving station incorporating a Hotpoint double drawer fridge and freezer, Bosch dishwasher, pan drawers, double glazed window overlooking the rear gardens, Rangemaster range and induction hob, stainless steel splash back, cooker extractor hood, Bosch microwave, 2 central heating radiators, square stainless steel sink and waste disposal, double glazed french doors to rear gardens, coved ceilings, door to sitting room

### Large Utility Room

13'5 x 7'1 (4.09m x 2.16m)

Tiled floor, double glazed window, base and wall cupboards with marble style work top surfaces, plumbing for washing machine, stainless steel sink unit, wine rack, walk in pantry store room off the utility, access to garage,

### Study

13'5 x 11'9 (4.09m x 3.58m)

Wide double glazed bay window to front aspect, central heating radiator, tv point, decorative coving, 3 wall lights

### First Floor

Stairway off the Hall to First Floor and Galleried Landing, 2 double glazed windows, central heating radiator, double

door airing cupboard, built in linen cupboard, central heating radiator, coved ceilings

### Master Bedroom

19'3 x 11'9 (5.87m x 3.58m)

Featuring a deep five sided bay window, tv point, coved ceilings, 2 double glazed windows, glazed door onto the balcony, coved ceilings, 3 wall lights, 2 vertical central heating radiators and central heating radiator in bay window

### Dressing Room

7'4 x 6'8 (2.24m x 2.03m)

Fitted 5 door wardrobe unit and a four door wardrobe, coved ceilings, further built in wardrobe cupboard

### En Suite Shower Room

11'4 x 5'6 (3.45m x 1.68m)

Beautifully appointed with shower cubicle and unit, vanity wash hand basin, w.c, tiled walls in a grey design, double glazed window, underfloor heating and 2 heated towel radiators, shaver point

### Guest Bedroom

13'11 x 12'6 (4.24m x 3.81m)

Coved ceilings, 2 double glazed window, built in double door wardrobe, 2 wall lights, fitted wardrobes

### En Suite Shower Room

Double shower cubicle and unit, w.c, vanity wash hand basin, grey design tiled walls, double glazed window, heated towel radiator, coved ceilings, shaver point and mirrors

### Bedroom 3

13'2 x 12'10 (4.01m x 3.91m)

Double glazed window to rear garden aspect, central heating radiator, fitted 7 door wardrobe unit, coved ceilings, 3 wall lights, double door cupboard/linen store

### Bedroom 4

13'6 x 13'1 (4.11m x 3.99m)

Central heating radiator, 2 double door wardrobes, 2 double glazed windows, coved ceilings, tv point, access to loft space, 5 tier chest drawers, tv/computer top

### Family Bathroom

9'6 x 7'11 (2.90m x 2.41m)

Matki corner shower cubicle and Hansgrohe shower unit, underfloor heating, vanity wash hand basin, w.c, panel bath, double glazed, 2 heated towel radiators, grey tiled walls, shaver point, wall mirror with light, 2 wall lights

### Double Garage

24'7 x 20'1 (7.49m x 6.12m)

Wide driveway leading to the double car garage with 2 over doors, one electric, power & light aid on, gas central heating

boiler, personal door to utility room, 2 double glazed windows, outside bulkhead lights. At the side of the garage is an extra car parking bay

### The Gardens

The gardens are a particular feature enjoying a private wooded setting, laid to lawn with well stocked flower borders, shrubs and plants, flagged patio area and brick retaining walls, curved brick pathway and lighting, the lawns extend to the side and front. Garden Shed. Fenced bin store

### Garden Room

At the top of the garden in the corner is the custom made Garden Room by Nefyn Sheds, from where there are distant views to the sea. Power & light laid on, insulated and double glazed french doors

### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492 - 534477 email sales@sterlingestates.co.uk and website www.sterlingestates.co.uk

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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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection (3). Powered by [www.propertybox.co](http://www.propertybox.co)





AGENTS NOTES;  
 Viewing Arrangements By appointment with Sterling Estate Agents on  
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[www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
81-91 A	83	81-81 A	83
69-80 B	72	69-80 B	74
55-68 C		55-68 C	
39-54 D		39-54 D	
29-38 E		29-38 E	
13-28 F		13-28 F	
1-12 G		1-12 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

