

No 1

Woodhill Road Baptiste Church
Colwyn Bay LL29 7EU

Asking Price Of
£235,000

Property Features

- NEWLY CONVERTED TOWNHOUSES
- WITHIN FORMER BAPTISTE CHURCH
- SPACIOUS, MODERN LIVING
- OVER THREE FLOORS
- KITCHENS WITH APPLIANCES

Full Description

DESCRIPTION

Built in 1902 by the Welsh Calvinistic Methodist Synod as a mission outreach church from Engedi, it was known as Rhiw Chapel or "the chapel on the hill". In 1908, it became independent from Engedi, but gradually membership declined and in 1935 it was purchased by the Old Baptist Union. In 2017, the congregation moved to occupy another church and planning permission was granted to convert the building for residential use.

Today, Woodhill Baptiste Church has been converted into three individual 3/4 bed roomed townhouses, providing deceptively spacious, modern, contemporary accommodation over three floors whilst retaining some of the character and features of the former church. The current owners have retained the original look of the building with each townhouse defined between the brick and sandstone buttresses on the Woodhill Road elevation. No.1 has the additional feature of the ramped entrance leading to the original porch. Having been converted to a high specification with thoughtful attention to detail, these townhouses offer spacious and versatile living space with modern interiors with a twist. Each townhouse benefits from off road parking and garden areas to the front and rear.

SPECIFICATION

Kitchen Appliances - Electric Q ceramic touch control hob, Electric Q satin black curved glass cooker hood, Electric Q fully integrated 50/50 fridge freezer, Electric Q fully integrated dishwasher, Electric Q 70 litre six function oven, Hotpoint 7kg integrated washing machine. Magnet Nebraska dark oak laminated work tops, Magnet integrated handle Luna range kitchen units, ProPlas stone graphite tiled wall panelling/splash backs.

Bathrooms/Shower Rooms - wall panelling/splash backs - ProPlas stone graphite tile.

ENTRANCE HALL

Original timber door, quarry brick style tiled flooring with mosaic border, two uPVC double glazed windows to side and rear elevations with views to the sea.

LOUNGE

15' 11" x 13' 08" (4.85m x 4.17m)

uPVC double glazed windows to front and side elevations, grey floor board effect laminate flooring, two radiators, high ceiling.

DINING KITCHEN



13' 07" x 7' 07" (4.14m x 2.31m)

Windows to side and rear elevations with deep sills, fitted with a range of modern white gloss fronted wall, base and drawer units including built in fridge freezer, built in electric oven and hob with black chimney style extractor fan over, built in Indesit washer dryer and built in dish washer, stainless steel Franke sink with mixer tap, tiled effect splash back, light grey wood block effect work surface, continuation of grey floor board effect laminate flooring, radiator, inset spot lighting, heat sensor, Potterton central heating boiler housed in matching unit.

FIRST FLOOR LANDING

Continuation of grey floor board effect laminate flooring, shelved recess on split landing and on first floor landing, exposed beams.

MASTER BEDROOM

20' 01 lowest beam to lowest beam" x 10' 04 max" (6.12m x 3.15m)

Velux window to front elevation, three frosted windows to side elevation, feature high level double glazed window, continuation of grey floor board effect laminate flooring, radiator, exposed beams, access to under eaves.

EN SUITE SHOWER ROOM

7' 02" x 5' 04" (2.18m x 1.63m)

Walk in shower with Bristan shower fitment, glazed screen, tile effect cladding, concealed cistern w.c., vanity wash hand basin with mixer tap and mirror behind with unit below, chrome ladder style heated towel rail, continuation of grey floor board effect laminate flooring, spot lights, extractor fan.

FROM ENTRANCE HALL DOWN TO LOWER LEVEL

Stairway with continuation of grey floor board effect laminate flooring.

SECOND ENTRANCE HALL

Wooden door with glazed panel above from rear, continuation of grey floor board effect laminate flooring, uPVC double glazed window to side elevation, radiator.

CLOAKROOM

5' 02" x 3' 03" (1.57m x 0.99m)

White suite comprising low flush w.c., vanity wash hand basin with mixer tap, continuation of grey floor board effect laminate flooring, extractor fan.

BEDROOM TWO

13' 05" x 10' 04 exc window recesses" (4.09m x 3.15m)

uPVC double glazed windows to side and rear elevations with deep sills, built in cupboard housing utility meters, radiator, inset spot lighting, door to Jack n Jill bathroom.

JACK 'N' JILL BATHROOM

12' 01" x 6' 03" (3.68m x 1.91m)

Vanity wash hand basin with mixer tap, mirror and spot lights, concealed cistern w.c., panelled bath with glazed shower screen, mixer taps, tile effect cladding, continuation of grey floor board effect laminate flooring, chrome ladder style heated towel rail, inset spot lighting, extractor fan.

BEDROOM THREE

13' 04" x 10' (4.06m x 3.05m)

uPVC double glazed windows to front and side elevations, spot lighting, radiator, continuation of grey floor board effect laminate flooring, door to Jack n Jill bathroom.



EXTERNALLY

Access from side, small courtyard garden, small area laid to slate, front tiered area laid to mainly slate with steps down to front door, private entrance gate, courtesy lighting on sensor, two allocated parking spaces.

DIRECTIONS

Enter Colwyn Bay on the A547 Abergele Road, by the centre of town by St Pauls Church turn into Rhiw Road, continue along and the property is further along on the right hand corner of Rhiw Road and Woodhill Road.

TENURE AND COUNCIL TAX

Tenure - We are informed by the vendors that the property is Freehold.

Conwy County Borough Council for the Council Tax Band.

SERVICES

Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

VIEWING

Strictly by appointment through our Anthony Flint Office :-
Llandudno - Tel: 01492 877418 - E-mail:
llandudno@anthonyflint.co.uk
Opening Hours - Monday - Friday: 9.30am - 5.00pm
Saturday: 9.00am - 3.00pm

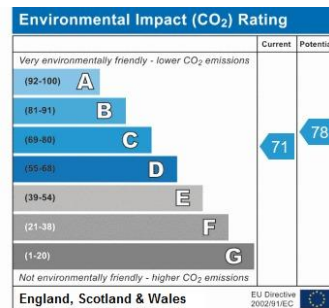
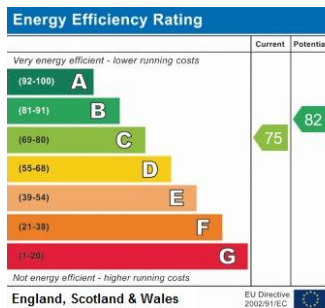
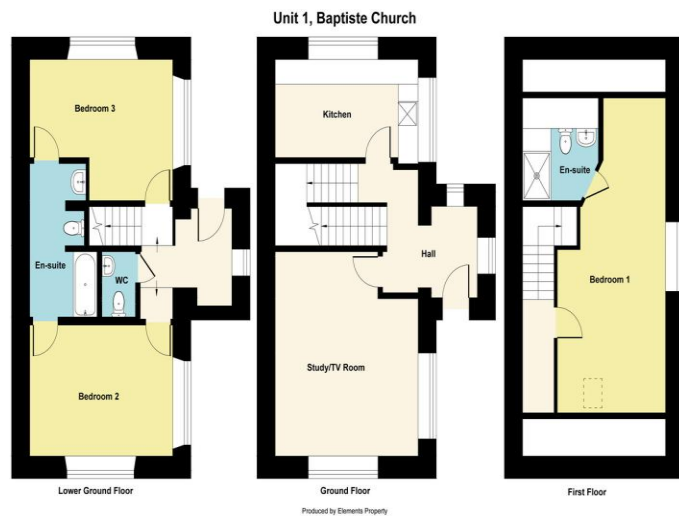
PROOF OF IDENTITY AND FUNDS

In order to comply with anti-money laundering regulations, Anthony Flint 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. **PROOF OF FUNDS:** a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

GENERAL

If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.

RB/DJ Date: 20/08/2019



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements