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## The Rockeries, Colwyn Road, Craigside, Llandudno, Conwy, LL30 3AL



£640,000

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A HIGHLY DESIRABLE DETACHED RESIDENCE situated in a slightly elevated position to take advantage of the Sea and Orme views, within a ¼ of a mile of the foreshore and two miles of Llandudno Town Centre. The accommodation briefly comprises:- porch; 2-piece cloakroom; ground floor reception hall; 2 ground floor bedrooms with en-suites; a staircase leads to the first floor landing; large double aspect lounge; double opening doors to a dining room; kitchen/breakfast room; principal bedroom with an en-suite bathroom; further bedroom with en-suite bathroom and a study/ironing room; to the ground floor there is A SELF-CONTAINED ACCESS TO A ONE BEDROOMED ANNEXE which comprises:- lounge with en-suite shower room; kitchen/dining room; double sized bedroom with an en-suite bathroom (The annexe can be accessed from the Main House). Outside - there is a further ONE BEDROOMED HOLIDAY COTTAGE and a single car garage. Outside - there is a private driveway with landscaped gardens to the front, side and rear and parking for several cars as well as balconies to take advantage of the view. The property features gas fired central heating, double glazed windows.

THIS SPACIOUS HOME WOULD PROVIDE ACCOMMODATION FOR A GROWING FAMILY AND ALSO WOULD WORK WELL WITH THE GRANNY ANNEXE AND AN INCOME FROM THE SEPARATE HOLIDAY COTTAGE.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE.

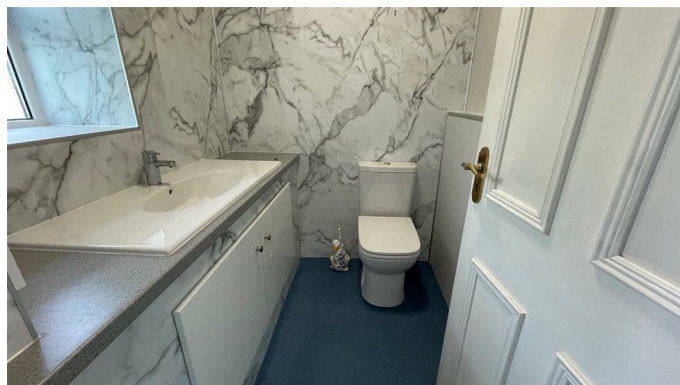
The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR to:-

#### DOUBLE GLAZED PORCH

With upvc double glazed window, tiled floor, dado rail, light, coved ceiling.

#### 2-PIECE CLOAKROOM



With inset vanity wash hand basin with storage cabinets, round edged worktop, electric meter cupboard, w.c, tiled display shelving, coved ceiling, radiator, upvc double glazed window with deep display sill.

A door from the Porch leads to:-

#### RECEPTION HALL 20'5" x 13'7" (6.23m x 4.16m )



With decorative coved ceiling, 3 wall light points, alabaster fire surround with marble back and hearth, display mantle, 2 feature 'Doric' style columns with staircase access to the first floor, door to separate annexe/ground floor apartment.

#### GROUND FLOOR BEDROOM 3 16'9" x 13'10" - average (5.13m x 4.22m - average)



Coved ceiling, 6 wall light points, fitted mahogany effect triple wardrobe with mirror fronted doors, hanging rail, shelving and automatic lighting, matching dressing table with drawers and corner t.v. stand with display shelving, coved ceiling, dado rail, double aspect upvc double glazed windows, views, 2 radiators.

#### EN-SUITE TILED 3 PIECE BATHROOM



Cream coloured suite comprising shaped corner bath

with electric 'Miralec' shower over (not working), pedestal wash hand basin, w.c, shaver point, mirror, 2 wall lights, extractor fan, recessed down lighters, upvc window with tiled display sill, radiator.

#### GROUND FLOOR BEDROOM 4 11'4" x 11'2" (3.47m x 3.41m)



With coved ceiling, picture rail, feature ceiling rose, built-in wardrobes with hanging rail and dressing table with feature arch detail, recessed shelving, mirror and lighting, upvc double glazed window, double radiator.

#### EN-SUITE 3-PIECE SHOWER ROOM



With corner tiled shower stall with electric 'Mira Sport' shower, pedestal wash hand basin, w.c, wall light, upvc double glazed window with deep display sill, radiator.

A staircase from the Reception Room leads to:-

#### FIRST FLOOR LANDING

Feature display arch with light and display shelving, electric meter cupboard, skylight sun pipe, recessed down lighters, access to loft space, arch and doorway through to:-

#### DOUBLE ASPECT LOUNGE 20'9" x 19'6" - maximum (6.34m x 5.96m - maximum)



2 steps down into the lounge, built-in housing for t.v and storage above, recessed bar area with mirrors and shelving, space for fridge, under shelf separate double fitted cupboard with deep display shelf, coved ceiling, 5 wall light points, 6 down lighters and 1 picture light, chimney breast with raised/inset fire surround with display shelf, 3 double radiators, double aspect upvc double glazed windows with panoramic views, side aspect upvc double glazed door with access and steps down to the driveway at the front, 2 sets of aluminium double glazed sliding patio doors to:-



#### BALCONY/SEATING AREA

Panoramic views to the Little Orme and North Shore, double opening doors to:-

#### DINING ROOM 13'6" x 11'9" (4.14m x 3.59m)



Corner fireplace with marble back and hearth, inset

electric coal effect fire, display mantle, recessed down lighters, coved ceiling, upvc double glazed window with views to the Little Orme and North Shore, double radiator.

**KITCHEN/BREAKFAST ROOM 15'10" x 14'6" (4.85m x 4.43m)**



Fitted range of Lined Oak effect base, wall, drawer, glass fronted and corner custom built units with matching display cabinet with shelving and drawers, Cameo White Corian worktops with combined sink, recessed down lighters and feature display with down lighters over worktop, wall tiling, wood effect flooring, integral gas oven and grill and 4-ring ceramic 'Dedeitrich' electric hob, space for fridge/freezer, 'Velux' skylight window, double radiator, aluminium double glazed sliding patio door to:-



#### **WOODEN BALCONY/SEATING AREA**

With iron balustrade overlooking the rear garden areas and cottage, door to:-

#### **INNER HALL**

With ceiling light, coved ceiling, radiator, upvc double glazed door gives access to the balcony and steps lead down to the garden area.

**BEDROOM 1 15'3" x 14'2" - maximum (4.65m x 4.33m - maximum)**



With full length fitted double wardrobe and dressing table with hanging rail, shelving, louvre doors, dressing table with drawer and light, bedside cabinets, 'Velux' double glazed skylight windows, double and single radiators, upvc double glazed window and door to:-

#### **TILED BALCONY**



With light and sea views.

#### **EN-SUITE 3-PIECE BATHROOM**



Coloured suite comprising panel bath with mixer tap and shower over, pedestal wash hand basin, mirror and light, w.c, double radiator, door to landing, upvc double glazed window, 'Velux' double glazed skylight window, airing cupboard with hot water tank.

### BEDROOM 2 13'1" x 11'2" (4.00m x 3.41m)



Including fitted double wardrobe with hanging rail, shelving, top cupboards, bedside cabinets, matching chest of drawers, wall light point, coved ceiling, recessed down lighters, double radiator, upvc double glazed window with sea and Little Orme views.



### EN-SUITE TILED 3-PIECE BATHROOM



Comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin, mirror, shaver point and light, w.c, radiator/towel rail, mirror, recessed down lighters, upvc double glazed window, additional door to landing.

### STUDY/IRONING ROOM 8'6" x 7'9" (2.60m x 2.38m)

With built-in triple wardrobe floor to ceiling with sliding doors, hanging rail and shelving, ceiling light, coved storage cabinets and shelving.

### GROUND FLOOR ANNEXE/SEPARATE APARTMENT

Accessed by a upvc self contained door at the rear or from the Main House.

### LOUNGE 16'3" x 13'2" (4.96m x 4.02m)



(Measurement includes the en-suite) fire surround with marble back and hearth, dado rail, coved ceiling, 5 wall light points, recessed book shelving, double radiator, double aspect upvc double glazed window, integral door gives access to doorway to the Reception Hall of the main house

### EN-SUITE 3-PIECE SHOWER ROOM



Powder blue suite comprising corner shower with electric 'Triton' shower over, low flush w.c, pedestal wash hand basin, wall tiling, mirror and shaver point, coved ceiling, upvc double glazed window with tiled sill.

### DINING ROOM 11'9" x 7'0" (3.59m x 2.15m)



Cupboard housing floor standing 'Ideal Mexico' boiler

serving the Annexe and the Main House central heating, coved ceiling, dado rail, wall light, archway through to:-

#### KITCHEN 11'1" x 9'4" (3.38m x 2.85m)



Fitted range of base, wall and drawer units with round edged worktops incorporating single drainer sink unit and mixer tap, integral 'Indesit' double electric oven and 4-ring 'New World' ceramic hob, cooker hood over, space for fridge/freezer, wall tiling, broom cupboard wall mounted 'Potterton Nataheat' boiler which provides the water heating for the Annexe and the Main House, 2 upvc double glazed windows, doorway from the kitchen to the:-

#### INNER HALL

Coved ceiling, door to:-

#### DOUBLE ASPECT BEDROOM 14'11" x 12'4" (4.56m x 3.76m)



With fitted double wardrobe, drawers, dressing table with mirror, 4 wall light points, coved ceiling, radiator.

#### TILED EN-SUITE 3-PIECE BATHROOM



Peach suite comprising corner bath with mixer tap and shower attachment, pedestal wash hand basin with mirror and light over, w.c, shaver point, wall light, upvc double glazed window, radiator.

#### ENERGY PERFORMANCE CERTIFICATE FOR APARTMENT TO FOLLOW



THERE IS A ONE BEDROOM DETACHED HOLIDAY COTTAGE AT THE REAR OF THE GROUNDS

FRONT DOOR to:-

SMALL HALL AREA opening to:-

#### KITCHEN 7'8" x 6'3" (2.36m x 1.93m)



Range of Oak effect fronted base, wall and drawer units with round edged worktops incorporating a 1½ bowl sink with bi-flo tap, built-in electric oven, 4-ring gas hob with cooker hood over, 'Worcester' gas fired central heating and hot water boiler, double glazed windows, radiator.

**SITTING ROOM/DINING AREA 17'10" x 11'1" (5.45m x 3.39m)**



Fire surround, double glazed windows, double radiator.

**BEDROOM 10'11" x 9'8" (3.35m x 2.95m)**



Double glazed window, double radiator.

**3-PIECE BATHROOM**



In pink, panel bath with shower attachment and side screen, pedestal wash hand basin, w.c, shaver point, wall tiling, double glazed window, radiator.

ENERGY PERFORMANCE CERTIFICATE FOR THE COTTAGE IS TO FOLLOW

**OUTSIDE**

Private driveway leads to The Rockeries' with plenty of parking for several cars, wrought iron gates lead to a brick paved drive to:-

**GARAGE 18'10" x 8'9" (5.75m x 2.67m )**

With a rear personal door, light and power connected.

**LAUNDRY ROOM**

Commercial washing machine, space for dryer.

**LANDSCAPED GARDENS**

Surround the property with lawns, flowerbeds, shrubs, mature trees, rockeries, pond and numerous patio areas.

**TOP GARDEN AREA**



Lawns, flowerbeds, shrubs, pond, trees and seating areas, panoramic views to the sea, Great Orme and Anglesey.



**TENURE - FREEHOLD**

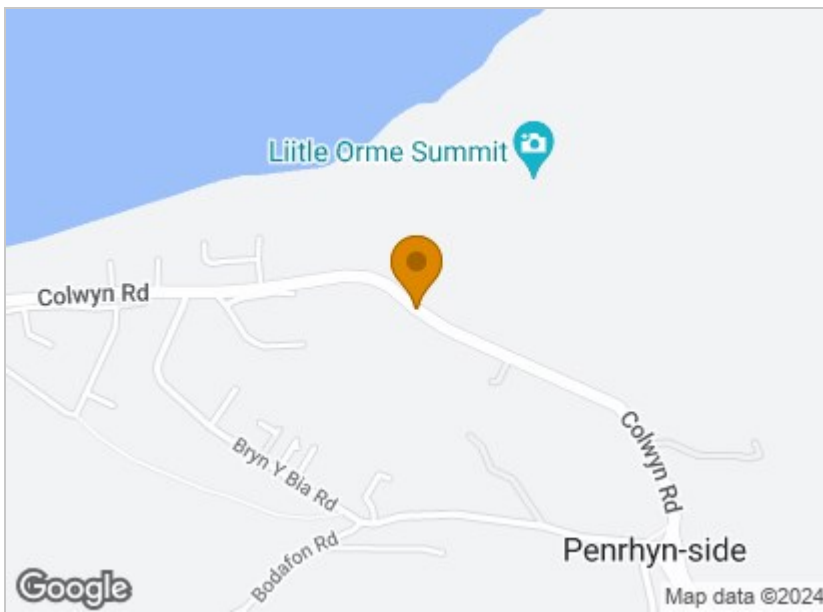
**COUNCIL TAX BAND**

is 'E' for Apartments and 'A' for the cottage

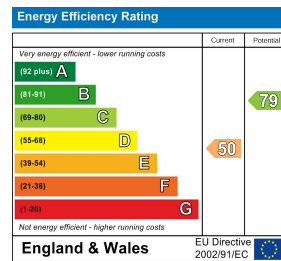
AWAITING ENERGY PERFORMANCE CERTIFICATES FOR THE COTTAGE AND ANNEXE



**Area Map**



**Energy Efficiency Graph**



**Directions**

From our Llandudno Office proceed onto the Promenade and turn right heading towards Penrhyn Bay, after Bodafon Fields and after the third turning on your right for Bryn y Bia road proceed another 50 yards and a private driveway leads up to The Rockeries. REF: A488 19/07/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

