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THIS SURPRISINGLY SPACIOUS 4 BEDROOM DETACHED RESIDENCE IS SITUATED IN AN ELEVATED POSITION WITH PANORAMIC VIEWS TO THE GREAT ORME, CONWY ESTUARY, ANGLESEY, CONWY MOUNTAINS AND THE VARDRE TO THE FRONT WITHIN 3/4 MILE OF DEGANWY VILLAGE AND BEACH, AND APPROXIMATELY TWO MILES FROM LLANDUDNO TOWN CENTRE. The accommodation briefly comprises:- hall; L shaped lounge/ dining room; kitchen; large conservatory; principal bedroom with en-suite, dressing room and en-suite Jack and Jill 3 piece shower room; 2nd bedroom with access to the en-suite 'Jack and Jill' shower room; ground floor main bathroom, stairs from the hall leads to an open plan bedroom/ sitting room with views and an en-suite shower room; stairs from the hall lead down to annexe/ basement with bedroom, study, shower room, utility room, garage and three cellar areas. Outside front garden with off road parking for three cars, good sized rear garden with lawns, flower beds, shrubs and trees.

The accommodation comprises:-
Steps up to:

UPVC DOUBLE GLAZED PORCH

Upvc double glazed door into hallway, cupboard under stairs, radiator.

L SHAPED LOUNGE/ DINER

LOUNGE AREA 17'5" x 11'3" (5.31m x 3.45m)



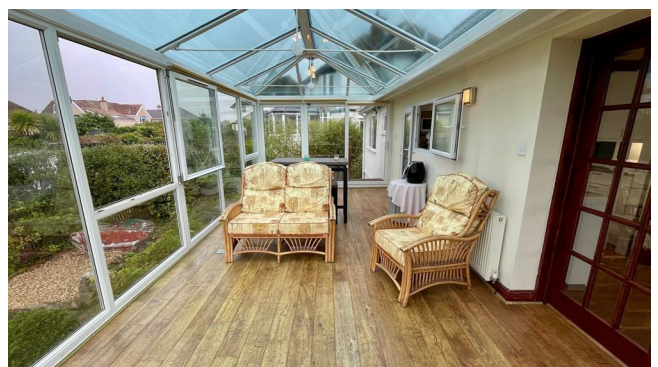
Timber framed fireplace with marble back and hearth, 2 wall light points. panoramic views from all windows of the sea and The Vardre, 2 radiators, storage cupboard.



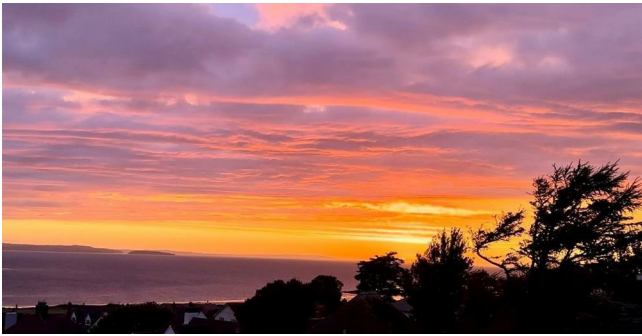
DINING AREA 9'9" x 11'4" (2.98m x 3.46)



LARGE CONSERVATORY 22'9" x 10'6" (6.95m x 3.22m)



Glazed roof, panoramic sea views and towards The Great Orme, 2 radiators, Upvc double glazed door leads to steps and door to rear garden.



DRESSING ROOM 10'11" x 8'10" max (3.33m x 2.70m max)

KITCHEN 10'3" x 7'2" (3.14m x 2.20m)



Built in wardrobe and display shelving, radiator, door to Jack and Jill en suite shower room.



EN-SUITE JACK AND JILL SHOWER ROOM

Range of wall, base and drawer units and composite worktops, integral dishwasher, integral electric hob and extractor fan above, integral double oven, radiator, quarry tiled floor.



BEDROOM 1 12'8" x 11'3" (3.87m x 3.45m)

Walk in mains shower, W.C., wash hand basin, radiator, extractor fan.



BEDROOM 2 3.53m x 2.89m

Views to front of property, radiator.



Door to Jack and Jill shower room, wall light point, radiator, sea views and views towards The Great Orme.

MAIN BATHROOM



Side panelled bath, pedestal wash hand basin, W.C., shelved storage cupboard, partly tiled walls, heated towel rail.

STAIRS TO FIRST FLOOR

OPEN PLAN BEDROOM/ SITTING ROOM 31'2" x 10'7"
(9.51m x 3.24m)



(Some restricted head height). Panoramic sea and mountain views, 3 radiators, 4 'Velux' windows, under eaves storage, inset downlighters.



SHOWER ROOM



Walk in shower cubicle with electric shower, vanity wash hand basin, w.c., inset downlighters, 'Velux' window.

Steps from hall down to basement area/ annexe

GARAGE 18'6" x 10'0" (5.66m x 3.06m)
(Currently used for storage only). Garage with electric roller door, radiator, upvc double glazed door to rear garden.

UTILITY AREA 7'5" x 7'4" (2.28m x 2.24m)
Large Belfast style sink and taps, space for a washing machine and dryer.

DOWNSTAIRS BEDROOM 4 10'6" x 10'0" (3.22m x 3.07m)



Views to rear garden, upvc double glazed door to garden, radiator.

STUDY 9'9" x 9'5" (2.99m x 2.89m)



Upvc double glazed door to garden, radiator.

SHOWER ROOM

Separate W.C. and wash hand basin, separate shower cubicle with electric shower.

Door from utility to:-

CELLAR (Restricted head height)

ROOM 1

Housing 'Worcester' gas combination boiler.

ROOM 2 15'1" x 8'2" max (4.62m x 2.50m max)

ROOM 3 5'10" x 11'1" max (1.8m x 3.40m max)

OUTSIDE

FRONT

Driveway for 2-3 cars, lawned area with surrounding tree and bushes, gate to rear garden, stairs to front entrance.

REAR GARDEN



Raised paved seating areas, large lawned area, side porch, hedgerow boundary, established beds with trees and bushes, sea views.



Lovely views from most rooms.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX

Is 'E' as obtained from www.conwy.gov.uk

LOWER GROUND FLOOR PLAN



Cellar
Approx 90 sq m / 969 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GROUND FLOOR PLAN

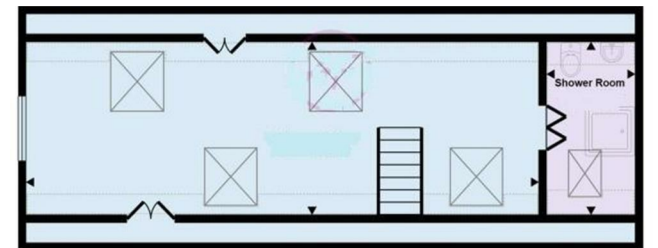


Ground Floor
Approx 118 sq m / 1271 sq ft

Denotes head height below 1.5m

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FIRST FLOOR PLAN

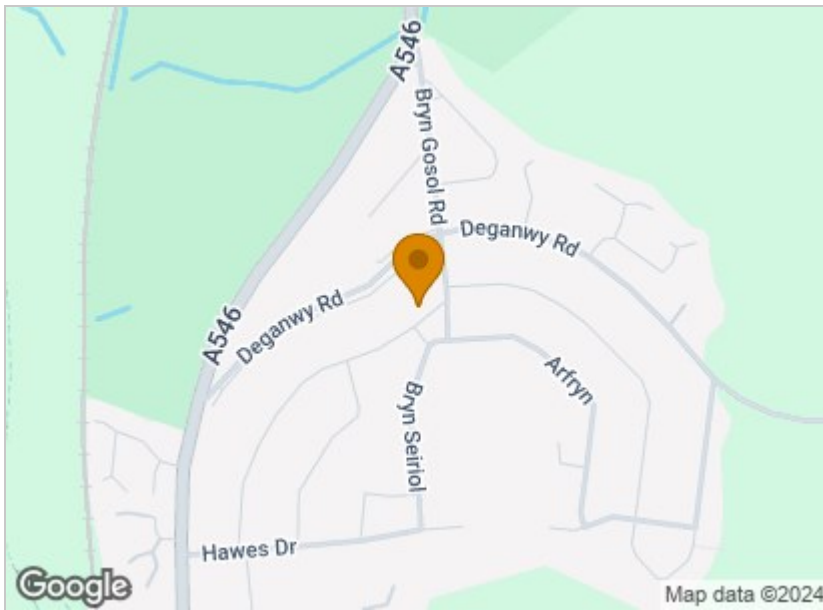


First Floor
Approx 47 sq m / 505 sq ft

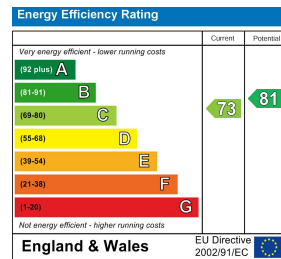
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Area Map



Energy Efficiency Graph



Directions

From The Moorings (previously the Deganwy Castle Hotel) proceed towards Llandudno, take the third turning on the right onto Hawes Drive next left on to Rockfield Drive and proceed to the top of this road and the property is on the left Ref A566 26/09/24

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

