



## 208 Llanrwst Road Colwyn Bay LL28 5YS

£595,000

A stunning split-level detached home set in large beautifully maintained grounds, commanding panoramic far reaching coastal views towards Anglesey and Puffin Island.

Renovated, upgraded and remodelled by the current owners offering versatile and deceptively spacious accommodation with all principle rooms enjoying sunning rear views. Modern open plan living area with attractive newly fitted modern kitchen, spacious living and dining areas and rear conservatory which opens up onto upper level balcony. Lower ground floor accommodation also opens onto rear garden and patio. Central heating and double glazing, integral car garage.

A beautiful home well worthy of early inspection.



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## Location

The property is located in the area of Colwyn Bay above the town. It is conveniently located near the A55 dual carriageway for easy access to Chester and the motorways beyond.

The Accommodation Affords  
(Approximate measurements only)

### L-shaped Reception Hall:

uPVC double glazed front door; coved ceiling; telephone point; double panelled radiator; access to roof space. Timber and glazed door opens into:

Open-Plan Living, Dining & Breakfast Kitchen:

### Dining Area:

13'10" x 11'8" (4.23m x 3.57m)

uPVC double glazed window overlooking front; column radiator.

### Living Room:

Feature log effect inset gas fire, fireplace surround; uPVC double glazed window; sliding doors leading into:



### Rear Conservatory:

14'7" x 9'10" (4.46m x 3m)

uPVC double glazed windows enjoying extensive panoramic views over the garden towards Anglesey and Puffin Island. Doorway leading onto raised rear balcony which runs between the main bedroom and the conservatory.

### Kitchen:

An attractive modern kitchen with central island and breakfast bar sub-dividing from living area; solid wood breakfast bar with stools below; granite worktops; handle-less base and wall units with integrated appliances including dishwasher, split level Bosch oven and combination microwave oven, fridge freezer; tall larder units; attractive glazed fronted display cupboards; four ring gas hob; inset sink. Island unit includes inset sink with food waste disposal unit. Recess drinks shelving and cupboard below; column upright radiator; inset lighting. Views overlooking rear.



### Rear Utility:

11'10" x 5'10" (3.62m x 1.79m)

(Located off dining area). Base and wall units; single drainer sink; plumbing for automatic washing machine and dryer; integrated freezer; radiator; uPVC double glazed door leading to front and further uPVC double glazed door leading onto small side balcony area.

### Bathroom:

9'10" x 5'10" (3m x 1.78m)

Four piece suite comprising 'P-shaped' panelled bath with shower above, pedestal wash hand basin, low level WC and bidet; fully tiled walls and floor; ladder style heated towel rail; uPVC double glazed window overlooking front.



### Bedroom No 1:

16'9" x 12'4" including en-suite shower room.: (5.12m x 3.76m including en-suite shower room:.)

uPVC double glazed door leading from bedroom onto rear balcony with views overlooking rear; uPVC double glazed window; radiator.

### En-suite Shower Room:

Shower enclosure with sliding glazed door, pedestal wash hand basin and low level WC; fully tiled walls and floor; ladder style heated towel rail.

### Bedroom No 2:

11'10" x 8'3" (3.62m x 2.54m)

Radiator; small uPVC double glazed bay window overlooking front of property.

From Hallway, door and staircase leading down to:

LOWER GROUND FLOOR



#### Hallway:

13'1" x 7'1" (3.99m x 2.16m)

Storage space and range of shelving; light connected.

#### Rear Study:

12'9" x 24'9" (3.91m x 7.56m)

uPVC double glazed window and door leading onto rear garden. Radiator.

#### Bedroom No 3:

12'2" x 16'4" (3.73m x 5m)

Attractive drift-wood style timber panelling along one wall; uPVC double glazed window to side and rear elevation enjoying views; shower enclosure with glazed screen and tiled surrounds, vanity wash basin with tiled splashback; column radiator.. En-suite WC.

#### Integral Car Garage:

17'11" x 10'8" (5.48m x 3.27m)

Automatic roller shutter doors; two uPVC double glazed windows; floor mounted central heating boiler; base and wall cupboards.

From the Garage there is a door and large void area providing ample storage area.

#### Outside:

Located on the outskirts of Upper Colwyn Bay, located just below the road but commanding an elevated position with panoramic coastal views towards Anglesey and Puffin Island. Tarmac driveway leads down to hardstanding providing ample parking; rockery area with shrubs and plants; decorative slate front seating area with variety of shrubs. Side tarmac leads to garage and further parking area. Large landscaped rear patio with flagged seating areas. Steps leading down to large lawned garden with lower level garden pond and variety of shrubs and plants.

#### Services:

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

#### Council Tax Band:

Conwy County Borough Council tax band 'F'.

#### Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)





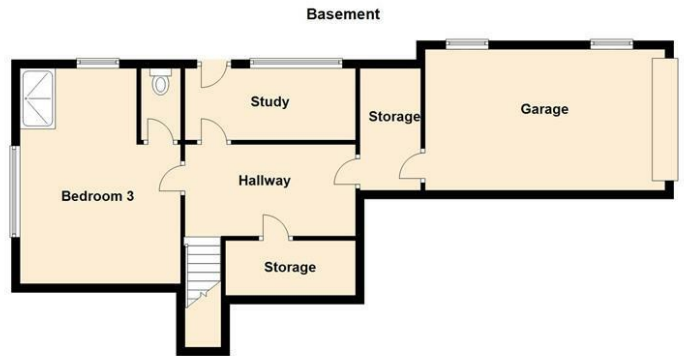
#### Directions:

From the West End of Colwyn Bay turn up Kings Road toward Colwyn Heights. Continue up the hill all the way up Kings Road whereby the road turns sharply right into Pen Y Bryn Road. Follow Pen Y Bryn Road all the way to the t-junction with Llanrwst Road. Turn left and continue up Llanrwst Road out towards Bryn Y Maen. No 208 is on right just before leaving Colwyn Height to Bryn y Maen.

#### Proof of Identity:

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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