



# ROCKLANDS

LLANDUDNO





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With breathtaking views over the River Conwy, to Conwy Castle and the Welsh mountains, elevate your standard of living at Rocklands, a forward-thinking home seamlessly etched into the landscape.

A bespoke built four-bedroom home designed to work in harmony with both the ground upon which it is set and the views which it beholds, Rocklands is an utterly unique abode.

Pull through the electric gated entrance and onto the spacious driveway where parking is ample.

## ELEVATE YOUR EXPECTATIONS

Step inside and emerge instantly into the epitome of modern day, open plan, family living. Boundaries between outdoors and in are blurred throughout Rocklands, with walls of windows and sliding doors drawing the mountains and sea to your fingertips; a breathing watercolour framed in glass, ever changing day by day.





## BRINGING THE OUTDOORS IN

Cleverly zoned by apertures, half walls and islands, the open plan living-dining-kitchen ebbs and flows like the bay it overlooks, allowing for entertaining, socialising and pockets of privacy.

Streamlined, handleless floor to ceiling cabinetry in the Siematic kitchen affords an abundance of storage, while integrated appliances include a bank of ovens with warming drawer, an undermounted sink with grooved drainage inset within granite worktops, dishwasher, full height fridge and separate freezer, and induction hob. Deep drawer storage is also available in the central island, alongside a wine fridge, positioned to allow the chef to take in the full panorama of the views.

## FEAST YOUR EYES

The main course at this feast is, of course, the view, with the furniture in the living area staged to best devour every detail. Slide back the doors to access the glass fronted balcony from the dining, kitchen and living areas and savour the views in full technicolour. Running the full length of the home on two levels, the deep balconies are just perfect for entertaining and alfresco dining.

Discreetly tucked to the rear of the kitchen is a handy utility, with and additional sink, further storage and plumbing for washer and dryer, offering access out to the driveway. This room opens to a handy ground floor WC, with broad stone sink featuring wall mounted faucet.





## SWEET DREAMS

Also nestled on the ground floor level is a sumptuously sized bedroom suite, with access out to a private area of sheltered balcony, with obscured glass to one side, where views of mountains and sea greet guests from sunrise to sunset. This bedroom also features a dressing room to the rear.

Refresh and revive in the ensuite, furnished with a super-sized shower, vanity unit wash basin with LED touch sensor mirror and WC.

## PANORAMIC VIEWS

From the ground floor ascend the grey carpeted stairs to the first-floor landing, where light flows in from a rooflight above and an enormous picture window ahead. A home designed with constant consideration of the landscape, the view follows you as you move from room to room.

Minimal by design, Rocklands defers attention to the surrounding scenery, its neutral white walls, soft grey carpets and glasswork instead amplifying light to best showcase the view.

Sneak a peek at bedroom two, another fabulous double bedroom with dressing room, offering far reaching views out over the water and hills. Balcony breakfasts await in bedroom two, with access out once more.

Bedroom two also benefits from a capacious ensuite, furnished with large shower, heated towel radiator, two-drawer vanity unit wash basin with LED touch sensor mirror and WC.





## RELAX AND UNWIND

Along the landing on the left, discover bedroom three, which also looks out over the mountains and bay, with access out to the first-floor balcony.

Across the landing, refreshment awaits in the family bathroom, where contrasting marble dresses the walls and floor, and a walk-in, wet room shower awaits alongside a deep freestanding bath with waterfall tap containing showerhead attachment. A wall mounted WC and vanity unit wash basin are also fitted.

Bedroom four again offers elevated vistas over to Conwy Castle and the mountains, with access out onto the broad, full-length balcony. An alcove is the perfect space for freestanding or fitted wardrobes, in this spacious, soporific bedroom.



# OUT AND ABOUT

When in North Wales, a visit to the UNESCO World Heritage Site's Conwy Castle is a must, with the eight towers offering impressive views out over Conwy and the surrounding area.

Regularly hosting annual events including sailing regattas and Christmas parades, families will no doubt enjoy the annual Pirate Festival held at Conwy Castle.

Head into Conwy town centre and explore the range of shops, cafes and bars available. Conwy Quay is the perfect place for sunset fish and chips fresh from the wrapper, whilst the annual River Festival is a must for those with an interest in boat racing.

Whilst in Conwy, be sure to pay a visit to Quay House. The pillar box red home, notable as the smallest house in Britain, is unmissable in spite of its diminutive size.

Deganwy village is also within easy reach, home to a selection of independent shops, a train station, restaurants and bars.

Take a drive over the Sychnant Pass and enjoy a pilgrimage to Conwy Mountain, where you can meander its many footpaths, picnic by the picturesque lakes and make a push for the summit.

Llandudno is also just a short drive away, with a wide array of shops and supermarkets alongside a theatre.

Commuters are also well placed, not far from the A55.

Enjoy elevated living, in an enchanting home with elegance, class and luxury, at Rocklands.



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Score	Energy rating	Current	Potential
82+	A		99 A
81-81	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FINER DETAILS

- Panoramic views
- Private and secluded
- Balcony off each bedroom
- Underfloor heating

Approximate Gross Internal Area = 246.6 sq m / 2654 sq ft  
(Excluding Void)

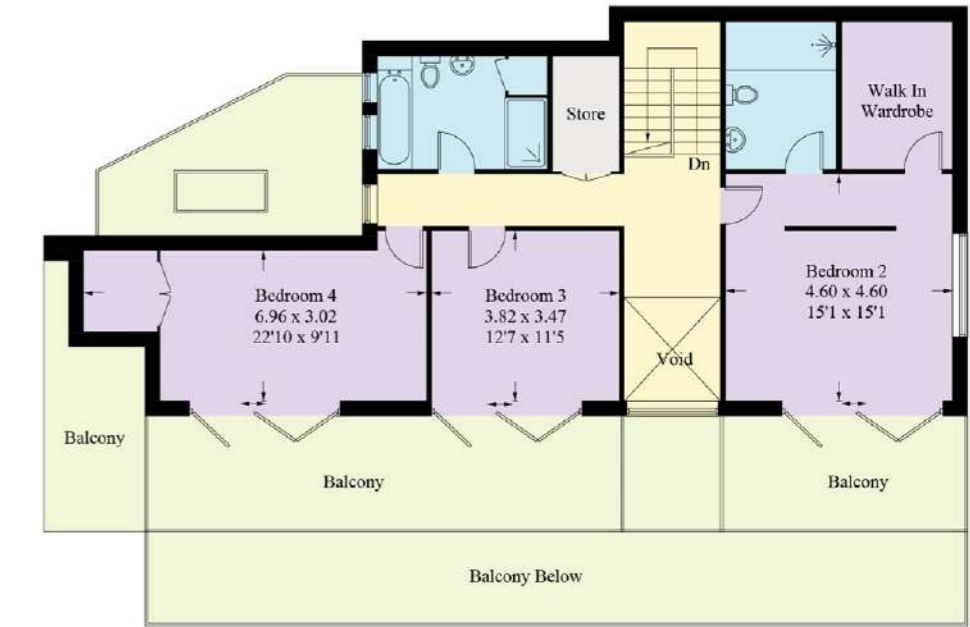
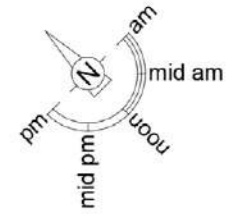


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*presented by*



/// WHAT3WORDS: slurs.shredding.potential

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