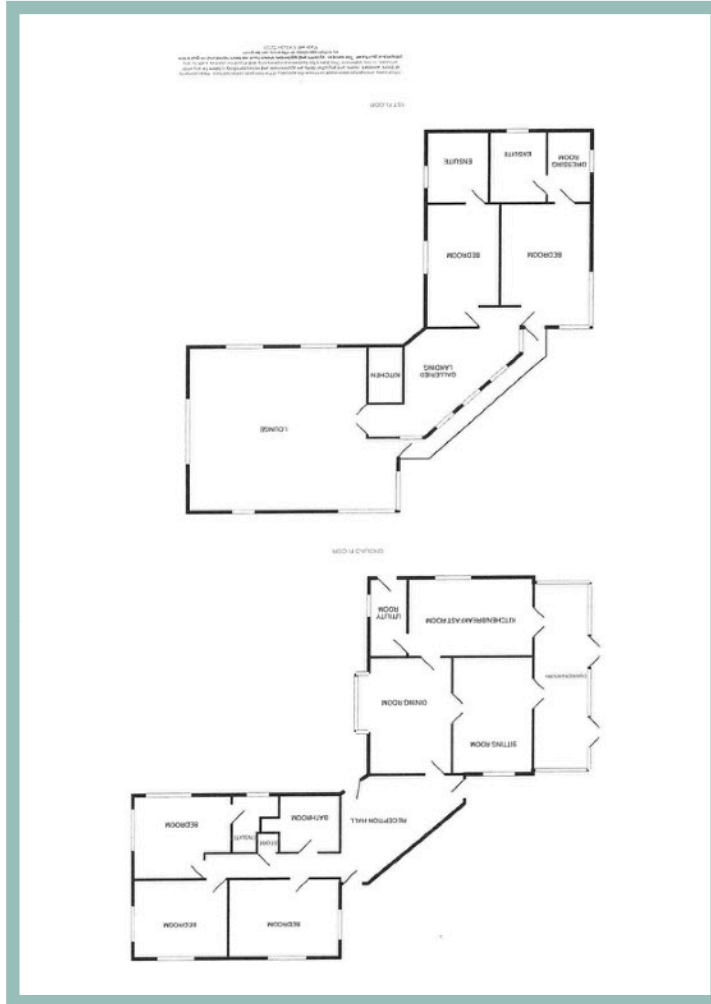


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.



Beechcroft
218 Llanrwst Road
Upper Colwyn Bay
LL28 5YS



Five Bedroom Detached House Enjoying Far Reaching Countryside, Sea & Coastline Views With Impressive Triple Garage Which Could Be Converted To A Separate Dwelling

Description.

This impressive five bedroom detached house is a truly unique property that must be viewed to appreciate the size and layout and all that it has to offer. A bespoke individually designed property, the standard of finish is exceptional and to the rear has a stunning oak covered balcony terrace which has far reaching countryside, sea and coastline views stretching towards Anglesey and Puffin Island. To the side of the property there is a detached triple garage with an additional two rooms on the ground floor and three rooms to the first floor which with the relevant planning permission could easily be converted into a separate dwelling. The property also benefits from a new boiler and new carpets downstairs throughout.

The accommodation on the ground floor comprises large reception hall, dining room, sitting room with access to a large conservatory, kitchen/breakfast room, utility room, three bedrooms, one with an ensuite and a family bathroom. An oak staircase leads to the first floor accommodation and an impressive galleried landing with access to a light and spacious lounge with far reaching views and access to the balcony, a kitchenette, two double bedrooms both with good size ensuites and the master benefitting from a dressing room and amazing views. Outside to the front of the property there is a beautifully presented paved forecourt. The rear garden is mainly laid to lawn with a variety of well established plants and shrubs, covered seating area and elevated paved seating area.

- ✓ IMPRESSIVE FIVE BEDROOM DETACHED HOUSE
- ✓ TRIPLE GARAGE WITH POTENTIAL TO DEVELOP INTO ACCOMMODATION

Lounge

8.20m x 6.70m (26'11" x 22'0")

Master Bedroom

5.0m x 3.60m (16'5" x 11'10")

Ensuite

3.20m x 2.30m (10'6" x 7'7")

Dressing Room

3.20m x 2.30m (10'6" x 7'7")

Bathroom

2.90m x 2.30m (9'6" x 7'7")

Bedroom Two

5.12m x 2.93m (16'10" x 9'7")

Ensuite

3.21m x 2.35m (10'6" x 7'9")



5 Bedroom Detached House

Beechcroft
218 Llanrwst Road
Upper Colwyn Bay
LL28 5YS

£995,000

Reference Number: **RP3224**
4/05/23

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com





5 Bedroom Detached House

Beechcroft
218 Llanrwst Road
Upper Colwyn Bay
LL28 5YS

£995,000

Reference Number: **RP3224**
4/05/23

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

- ✓ TRULY UNIQUE PROPERTY THAT MUST BE VIEWED TO APPRECIATE THE SIZE & LAYOUT
- ✓ ENJOYING FAR REACHING COUNTRYSIDE, SEA & COASTLINE VIEWS
- ✓ GOOD SIZE GARDEN, MAINLY LAID TO LAWN WITH PAVED SEATING AREAS

Dining Room

5.10m x 3.30m (16'9" x 10'10")

Sitting Room

4.70m x 3.30m (15'5" x 10'10")

Kitchen/Breakfast Room

5.10m x 3.20m (16'9" x 10'6")

Utility

3.20m x 1.90m (10'6" x 6'3")

Conservatory

7.90m x 2.20m (25'11" x 7'3")

Ground Floor Bedroom

4.10m x 3.90m (13'6" x 12'10")

Ensuite

2.10m x 2.00m (6'11" x 6'7")

Ground Floor Bedroom Two

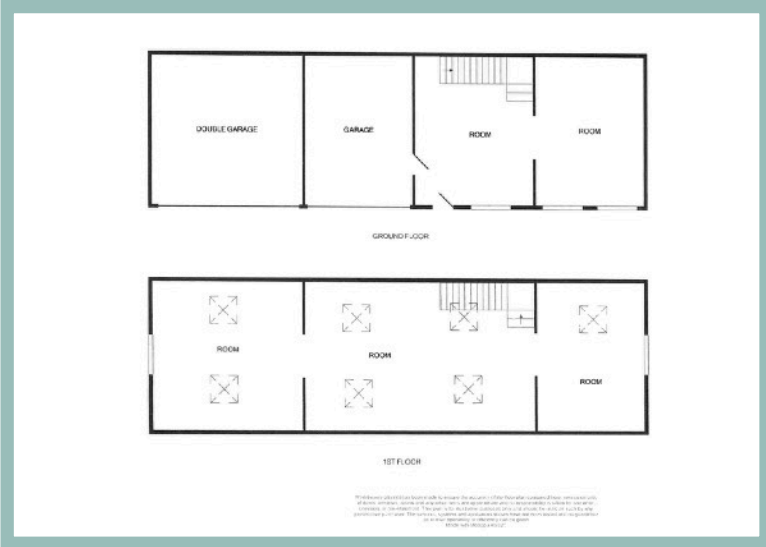
3.90m x 3.04m (12'10" x 10'0")

Ground Floor Bedroom Three

4.40m x 2.90m (14'5" x 9'6")



Garage



Location

Located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school and shops. Colwyn Bay has a variety of shops and amenities and the A55 dual carriageway is approximately 1.5 miles distant.

Directions

From our Rhos On Sea office turn towards the Promenade. Turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue going straight ahead at the roundabout and crossing above the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo. Continue to the top of the hill and bear right onto Pen-y-Bryn Road, continue to the T Junction where you turn left onto LLanrwst Road.

Council Tax Band: "1" (provided on voa.gov.uk)

Energy Performance Rating Band C

5 Bedroom Detached House

Beechcroft
218 Llanrwst Road
Upper Colwyn Bay
LL28 5YS

£995,000

Reference Number: **RP3224**
4/05/23

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

