

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 for you.

www.fletcherpoole.com
Fletcher & Poole
 DIAMOND COLLECTION



Taliesin
 133 Llanrwst Road
 Upper Colwyn Bay
 LL28 5YS

Truly Impressive Four Bedroom Detached House Enjoying Far Reaching Views Towards The Coast

Description.

This truly impressive four bedroom detached house is situated in the sought after residential area of Upper Colwyn Bay. The versatile accommodation includes some unique design features and must be viewed to not only appreciate the size and layout of the rooms but also the standard of finish and attention to detail. On the ground floor the accommodation includes an immaculate open plan sitting, dining and kitchen area which was updated five years ago with granite work tops and integrated Neff and Bosh appliances. Whilst to the first floor the master bedroom suite not only has a dressing room area, ensuite bathroom and sauna but also a balcony and spiral staircase to a mezzanine where it is ideal to take in the far reaching countryside and coastal views. Within the property there is also the potential to have a separate one bedroom annexe with it's own private entrance.

Outside wrought iron gates give access to the driveway where there is ample off road parking and access to a double garage. The landscaped wrap around garden has various seating areas including a raised terrace to the front and private seating areas to the side and rear. The garden is partly laid to lawn with a variety of well established plants and trees.

The accommodation on the ground floor comprises of hallway, light and spacious triple aspect lounge with access onto the raised terrace and double doors internally giving access to the open plan sitting, dining and kitchen room, utility room, cloakroom and study. To the first floor there is the master bedroom suite with mezzanine, a double bedroom with ensuite shower room, family bathroom and a further double bedroom that could be made part of an annexe along with a shower room and a room currently being used as a kitchen, lounge, diner. Stairs from this room lead down to a separate entrance hall. To the second floor there is a additional bedroom and good size attic room. The property benefits from hard wood double/triple glazed windows and underfloor heating through out.

- ✓ TRULY IMPRESSIVE FOUR BEDROOM DETACHED HOUSE
- ✓ VERSATILE ACCOMMODATION WITH UNIQUE DESIGN FEATURES
- ✓ MUST BE VIEWED TO APPRECIATE SIZE AND LAYOUT OF THE ROOMS AND STANDARD OF FINISH
- ✓ INCLUDES MASTER BEDROOM SUITE WITH ACCESS ONTO A BALCONY AND SPIRAL STAIRCASE TO MEZZANINE
- ✓ LARGE PICTURE WINDOW WITH FAR REACHING VIEWS TOWARDS THE COAST
- ✓ POTENTIAL TO USE PART OF THE PROPERTY AS AN ANNEXE WITH SEPARATE ENTRANCE
- ✓ AMPLE OFF ROAD PARKING, DOUBLE GARAGE AND LANDSCAPED WRAP AROUND GARDEN WITH VARIOUS SEATING AREAS



4 Bedroom
Detached
House

Taliesin
133 Llanrwst Road
Upper Colwyn Bay
LL28 5YS

£824,950

Reference Number: RP3654
17/07/24

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

Registered Company
Number 4687367

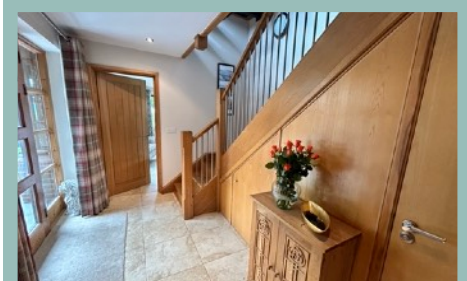
Valuation

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





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Lounge
7.80m x 5.16m (25'7" x 16'11")

Study
2.27m x 1.78m (7'6" x 5'10")

W.C.
1.54m x 0.89m (5'1" x 2'11")

Hallway
3.84m x 1.84m (12'7" x 6'1")

Kitchen/Sitting/Dining Room
8.14m x 6.68m (26'8" x 21'11")

Utility
2.95m x 1.77m (9'8" x 5'10")

Master Bedroom
4.63m x 4.50m (15'2" x 14'9")

Dressing Area
2.29m x 1.92m (7'6" x 6'4")

Ensuite
3.63m x 2.79m (11'11" x 9'2") Maximum

Sauna
1.79m x 1.40m (5'11" x 4'7")

Mezzanine
5.47m x 4.49m (17'11" x 14'9") Maximum

Bedroom Two
5.10m x 3.61m (16'9" x 11'10") Maximum

Ensuite
2.03m x 1.57m (6'8" x 5'2")

Bathroom
2.92m x 2.55m (9'7" x 8'5") Maximum

Annexe/Bedroom Three
3.71m x 2.95m (12'2" x 9'8") Maximum

Annexe/Sitting Room
1.75m x 1.24m (5'9" x 4'1")

Annexe/Kitchen/Lounge
5.27m x 4.27m (17'4" x 14'0")

Bedroom Four
5.26m x 3.45m (17'3" x 11'4")



Garage

5.32m x 5.06m (17'5" x 16'7")



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: "H" (provided on voa.gov.uk)

Energy Performance Rating Band TBC

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