

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



Overdale  
198 Llanrwst Road  
Upper Colwyn Bay  
LL28 5YS

# Four Bedroom Detached House With Panoramic Countryside, Mountain & Sea Views

## Description.

Situated in the highly sought after residential area of Upper Colwyn Bay this four bedroom detached house has panoramic countryside, sea and coastline views across to Anglesey and Snowdonia. Conveniently located within easy reach of local shops, schools and other amenities of Colwyn Bay and a short drive to Llandudno.

From street level the property comprises of:-

hall leading into a spacious lounge with panoramic views from a large picture window. The lounge connects to a well-planned kitchen/utility room and a conservatory, which opens both into the lounge and onto a balcony through patio doors. The balcony provides stunning views throughout the day, especially at sunset, and features a spiral staircase that leads down into the garden below.

On this main level, you'll find two bedrooms, a shower room, and a cloakroom. Stairs descend to the lower floor, where the master bedroom is located, complete with fitted wardrobes and an ensuite shower room. This floor also includes another double bedroom with a sink, and a family bathroom. Both bedrooms have patio doors that open directly into the rear gardens, which include a garden office, perfect for working from home, and a garden store.

The property has a side ramp for easier access from the front of the house to the rear gardens. The front gardens are well-established, featuring plants, shrubs, a herb garden, and ample off-road parking on the driveway, which also has an electric charging point and access to the double integral garage (also accessible from the kitchen). The rear gardens are beautifully maintained with lawned areas, lily ponds, water features, various fruit trees, and a greenhouse with grapevines. There is also a patio seating area with a BBQ and a power point, allowing you to work in the beautiful surroundings.

Additional features include an under-floor storage area accessed from a bedroom on the main level, and a partially boarded loft for extra storage.

The property benefits from gas central heating and UPVC double glazing throughout.

Viewing is essential to appreciate the panoramic views, beautifully maintained gardens, layout and location.

- ✓ FOUR BEDROOM DETACHED HOUSE
- ✓ PANORAMIC VIEWS OVER THE MOUNTAINS OF SNOWDONIA, COUNTRYSIDE AND COASTLINE
- ✓ BALCONY WITH SPIRAL STAIRCASE DOWN INTO THE GARDENS
- ✓ GARDEN OFFICE
- ✓ AMPLE OFF ROAD PARKING
- ✓ INTEGRATED DOUBLE GARAGE
- ✓ ELECTRICAL CHARGING POINT
- ✓ BEAUTIFUL GARDENS WITH PONDS, WATER FEATURE, FRUIT TREES & GREENHOUSE
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA



4 Bedroom  
Detached  
House

Overdale  
198 Llanrwst Road  
Upper Colwyn Bay  
LL28 5YS

£450,000

Reference Number: RP3674  
6/08/24

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

Registered Company  
Number 4687367

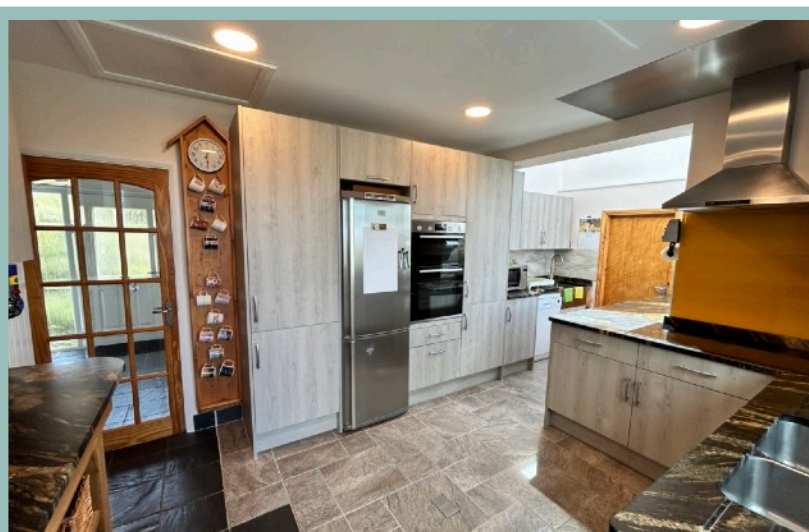
## Valuation

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  
m  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)





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#### Lounge

6.82m x 3.82m (22'5" x 12'7")

#### Kitchen

3.85m x 2.65m (12'8" x 8'5")

#### Conservatory

3.87m x 3.29m (12'9" x 10'10")

#### Bedroom

2.91m x 2.56m (9'7" x 8'5")

#### Bedroom

2.93m x 2.55m (9'8" x 8'5")

#### Shower Room

2.62m x 1.34m (8'7" x 4'5")

#### Cloakroom

1.47m x 0.87m (4'10" x 2'11")

#### On The Lower Level

##### Master Bedroom

4.96m x 3.84m (16'3" x 12'7")

##### Ensuite

2.25m x 1.68m (7'5" x 5'6")

##### Bedroom

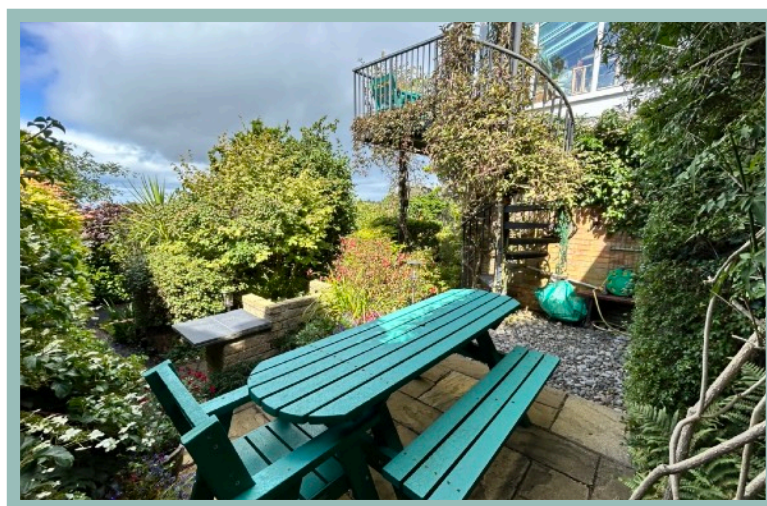
3.74m x 3.23m (12'3" x 10'7")

##### Bathroom

2.95m x 2.10m (9'8" x 6'11")

##### Garden Office

4.30m x 2.10m (14'2" x 6'11")



## Double Garage

5.31m x 4.77m (17'5" x 15'8")



## 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: "f" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band D

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