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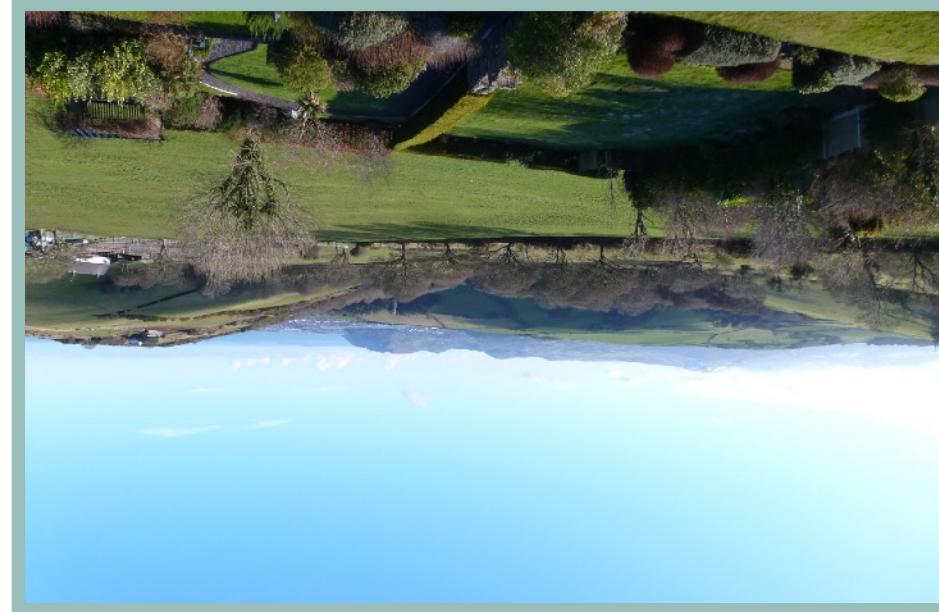
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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements of representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller.

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DIAMOND COLLECTION  
Fletcherpooole



**Meadowsweet**  
194 Llanrwst Road  
Upper Colwyn Bay  
LL28 5YS

# Superb Detached Residence Enjoying Unrivalled Panoramic Views

## Description

This simply stunning detached five bedroom home has been individually designed by the present owner to an exceptionally high standard with a superb attention to detail to take advantage of its west facing rear aspect and panoramic views over the countryside, Anglesey, the mountains, the Orme and the Conwy Castle.

The well planned accommodation which is laid over three floors provides 5500 sq ft over the first and second floors of living and sleeping accommodation with a further 1600 sq ft to the ground floor which is currently an entertainment/leisure suite which could also be easily adapted to create a self contained annex.

The beautifully appointed accommodation comprises; entrance vestibule, reception hall with cloakroom and oak staircase, lounge with library area, dining room with doors opening onto the balcony, study, fitted kitchen/breakfast room, utility bedroom with ensuite. To the second floor; large landing, master bedroom suite with fitted double bedroom, His and Hers bathrooms, a bank of Hammond fitted furniture with an additional dressing room and luggage store, access into a loft area providing either additional storage/office or hobbies room, three further double bedrooms one of which has access into the Jack and Jill bathroom.

To the ground floor; large billiards room with bar area, cloakroom, two store rooms, table tennis and darts room, conservatory, boiler room, air conditioned wine store and utility, upvc double glazing throughout and gas central heating, gated block paved driveway allowing for off road parking and triple garage with further loft storage area. The rear garden has been beautifully landscaped with a patio, tiered lawns and a decked seating area.

## Accommodation

Double upvc double doors giving access into;

### Entrance Porch

Coved ceiling, inset spotlights, upvc double glazed window to front aspect, fitted seats doubling up as a radiator cover, ceramic tiled floor, wood and bevelled glass double doors through to a superb;

### Reception Hall

22'1" x 15'7" (6.73m x 4.75m) Maximum, inset spotlights, coved ceiling, three radiators with radiator covers, fitted telephone seat, upvc double glazed window to front aspect.

Stairs lead to first floor accommodation and stairs down to lower ground floor accommodation.



### Dining Room

16'1" x 13'7" (4.90m x 4.14m) Ceiling rose, coved ceiling, upvc double glazed sliding patio doors to rear giving access onto a balcony enjoying spectacular views, two storage rooms for garden/furniture equipment, two radiators with decorative radiator covers.

### Study

12'8" x 8'8" (3.86m x 2.64m) Inset spotlights, coved ceiling, wood panelling to part walls, upvc double glazed window to front aspect, radiator with decorative radiator cover, telephone point.

### Secondary Inner Hallway

Full length wardrobes, coved ceiling, inset spotlights.

### Downstairs Bedroom

16'5" x 9'9" (5.00m x 2.97m) Inset spotlights, coved ceiling, upvc double glazed window to side aspect, double panel central heating radiator, range of fitted bedroom furniture including wardrobes, dressing table and drawers.

### Ensuite Shower Room

Inset spotlights, upvc frosted double glazed window to side aspect, fully tiled corner shower cubicle with "Aqualisa" mains shower, low flush w.c., wash/hand basin with storage cupboard, double panel central heating radiator, shaver point, fully tiled walls, ceramic tiled floor.

Turned oak staircase giving access to first floor accommodation.

### Good Size Landing

21'10" x 16'1" (6.66m x 4.90m) Inset spotlights, three upvc double glazed windows to front aspect, four radiators with decorative radiator covers, two double storage cupboards, ceiling rose, coved ceiling.

### Master Bedroom Suite

#### Hall/Dressing Area

21'9" x 7'1" (6.63m x 2.16m) Coved ceiling, two double panel central heating radiators, inset spotlights, range of built in wardrobes and drawers, upvc double glazed window to front aspect.

#### Walk In Dressing Room

8'9" x 6'7" (2.66m x 2.00m) Inset spotlights, coved ceiling, upvc double glazed window to side aspect, double panel central heating radiator, range of hanging rails and shelving, door giving access to the luggage room, access to a loft area with pull down timber ladder.

## 5 Bedroom Detached Home

**Meadowsweet**  
194 Llanrwst Road  
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LL28 5YS

**£895,000**

Reference Number: RP720  
25/07/24

Fletcher & Poole,  
Haddon Court,  
Penrhyn Avenue,  
Rhos-on-Sea, LL28 4NH

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: [hosonsea@fletcherpoole.co.m](mailto:hosonsea@fletcherpoole.co.m)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



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### Cloakroom

Inset spotlights, extractor, coved ceiling, low flush w.c, wash/hand basin, storage cupboard, part tiled walls, double panel central heating radiator, ceramic tiled floor.

### Inner Hall Area

Coved ceiling, inset spotlights, through to;

### Lounge

23'9" x 16'5" (7.24m x 5.00m) Maximum, two ceiling roses, coving, upvc double glazed window to front aspect with the most superb views extending over towards Anglesey. Puffin Island, Conwy mountains and the countryside, Conwy castle and Conwy town, two radiators with decorative radiator covers, television aerial, telephone point, living flame gas inset fire with marble inset and hearth and decorative surround, archway through to a library area with storage cupboards and built in shelving, built in sound system, upvc double glazed window to side aspect, double panel central heating radiator.

### Breakfast/Kitchen

24'0" x 12'1" (7.32m x 3.68m) Inset spotlights, two upvc double glazed windows one to side aspect and one to rear aspect with the most stunning sea and mountain views extending to Conwy castle, double panel central heating radiator, telephone point, range of cream wall and base units with granite work surface over, double sinks with granite drainer with hot and cold mixer tap, four ring gas hob with extractor over, double "Neff" electric oven, integrated dishwasher, integrated fridge and freezer, built in wood and glazed dresser and corner unit, centre island with granite work surface with canopy lighting, white ladder style towel heater, brick recess in the dining area with gas stove, cupboard housing the concealed television aerial, ceramic tiled floor, part tiled walls with occasional motif.

### Utility Room

12'8" x 8'10" (3.86m x 2.69m) Inset spotlights, coved ceiling, upvc double glazed window to side aspect, upvc double glazed door giving access to rear, range of wall and base units with roll top work surface over, stainless steel sink and drainer with hot and cold mixer tap, wall mounted central heating thermostat, integrated "Neff" washing machine, integrated "Neff" dryer, double panel central heating radiator, ceramic tiled floor, part tiled walls with occasional motif.

### Bedroom

16'5" x 14'1" (5.00m x 4.29m) Inset spotlights, coved ceiling, upvc double glazed window to rear aspect with the most stunning views, double panel central heating radiator, range of fitted bedroom furniture comprising of illuminated glazed shelving, storage cupboards and drawers and dressing table, fitted bedside cabinets, telephone point.

### His & Hers Ensuite Bathrooms

#### Ensuite One (HERS)

8'10" x 7'7" (2.69m x 2.31m) Inset spotlights, coved ceiling, upvc frosted double glazed window to side aspect, four piece bathroom suite comprising of a panel recessed bath, inset spotlights and mirrors, low flush w.c, bidet, hand basin with granite/marble work top, built in mirror and storage cupboard, white ladder style towel heater, fully tiled walls with border.

#### Ensuite Two (HIS)

8'10" x 6'2" (2.69m x 1.87m) Inset spotlights, coved ceiling, upvc frosted double glazed window to side aspect, double fully tiled shower cubicle with mains "Aqualisa" shower, low flush w.c, wash/hand basin with granite/marble work top, recessed mirror with lighting and storage cupboard, white ladder style towel heater, fully tiled walls, ceramic tiled floor.

Steps from the master bedroom hallway lead to two loft rooms.

### Loft Room One

18'5" x 9'4" (5.62m x 2.4m) Double glazed velux window to side aspect, three doors giving access to the eaves.

### Loft Room Two

16'1" x 18'5" (4.90m x 5.62m) Inset spotlights, stripped lighting, two double glazed velux windows to rear aspect with the most stunning views, two accesses for under eaves storage, door giving further access to under eaves storage area.

### Bedroom Two

16'1" x 14'3" (4.90m x 4.34m) Coved ceiling, ceiling rose, upvc double glazed window to rear aspect with the most stunning views, radiator with decorative radiator cover, television and telephone point.



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## Bedroom Three

12'4" x 12'2" (3.76m x 3.71m) Inset spotlights, coved ceiling, upvc double glazed window to rear aspect with the most stunning views, double panel central heating radiator, range of fitted bedroom furniture comprising of wardrobes, drawers, dressing table and bedside cabinets, telephone point.

## Bedroom Four

12'11" x 12'7" (3.94m x 3.83m) Ceiling rose, coved ceiling, upvc double glazed window to front aspect, range of fitted bedroom furniture comprising of wardrobes, dressing table and drawers, bedside tables, double panel central heating radiator, doors concealing a Jack and Jill bathroom.

## Jack and Jill Bathroom

Inset spotlights, coved ceiling, upvc frosted double glazed window to side aspect, four piece bathroom suite comprising of a panel bath with shower attachment, low flush w.c, wash/hand basin with storage cupboard, fully tiled corner shower cubicle with "Aqualisa" main shower, white ladder style towel heater, fully tiled walls with border, ceramic tiled floor.

Stairs from the hallway lead down to Lower Ground Floor.

## Hallway

Inset spotlights, coved ceiling, double panel central heating radiator.

## Wine Store

8'1" x 5'1" (2.46m x 1.55m) Coved ceiling, air conditioning unit, wine racks, tiled floor, storage cupboard.

## Boiler Room

8'1" x 6'0" (2.46m x 1.82m) Two Worcester" wall mounted green star boilers with separate hot water cylinder, tiled floor.

## Garden Room/Utility

12'2" x 9'11" (3.71m x 3.02m) Coved ceiling, upvc double glazed doors giving access onto garden, range of wall and base units with roll top work surface over, stainless steel sink and drainer with hot and cold mixer tap, plumbing and space for two washing machines, part tiled walls, two double panel central heating radiators, tiled floor, door giving access to outside.

## Billiards Room/Bar

30'0" x 15'7" (9.14m x 4.75m) Inset spotlights, lowered lighting to illuminate the billiards table, coved ceiling, upvc double glazed double doors giving access onto the garden, three double panel central heating radiators, dado rail, bar area with fridge, sink and storage, telephone point.

## Cloakroom

Coved ceiling, ceiling rose, low flush w.c, wash/hand basin with storage cupboard, fully tiled walls, double panel central heating radiator, tiled floor.

## Conservatory

22'5" x 16'4" (6.83m x 4.98m) Upvc double glazed windows to rear aspect with stunning views, upvc double glazed door giving access onto the garden, double panel central heating radiator, coved ceiling, ceramic tiled floor, superb hand painted mural, telephone point, television aerial.

## Table Tennis Room

25'10" x 16'4" (7.87m x 4.98m) Upvc double glazed window to side aspect, two double panel central heating radiators, double doors through to the conservatory, storage cupboard which is fitted to store the fold away table tennis table, laminate floor.

## Gym Room

12'8" x 8'7" (3.86m x 2.61m) Coved ceiling, double panel central heating radiator, non slip flooring, extractor, door through to a storage room and additional door through to an area providing ventilation.

## Outside

Double gates give access onto a block paved driveway, landscaped raised borders, gate gives access to the rear, outside security lighting. To the rear the garden has been beautifully landscaped with tiered lawned areas and well planted raised stone borders, flagged patio seating area, timber decked pergola area, outside lighting.

## Triple Garage

31'1" x 19'6" (9.47m x 5.95m) Sink, hand dryer, three upvc double glazed windows, three electric up and over doors, radiator, work bench, electrics, upvc door, phone system, quarry tiled floor.

## 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, turn right onto the Old Highway, left onto Llanrwst Road.

Council Tax Band "I" (provided on [www.voa.gov.uk](http://www.voa.gov.uk)  
Energy Efficiency Rating Band C

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Detached  
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