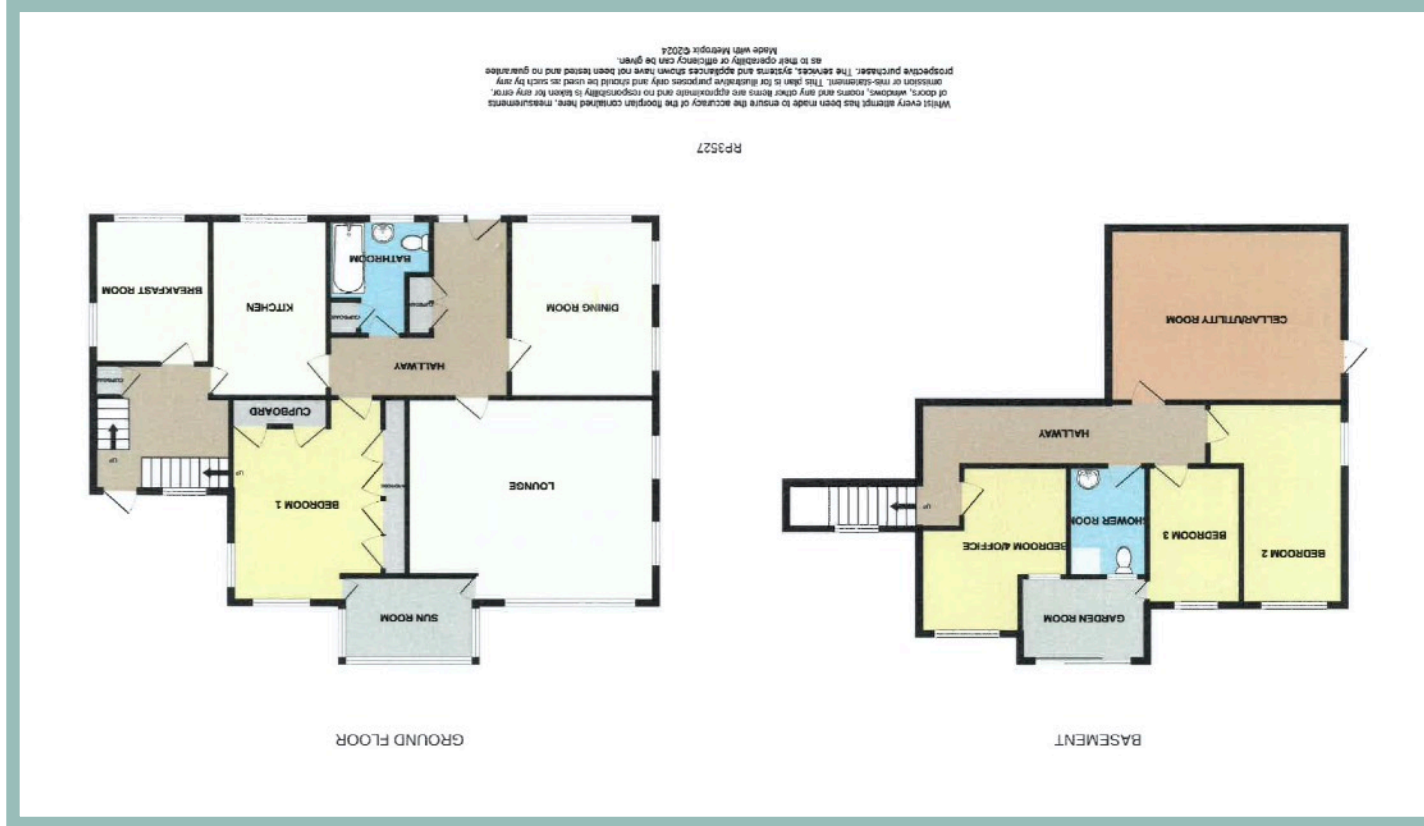


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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 travelling some distance to view the property.



184 Llanrwst Road
Upper Colwyn Bay
LL28 5YS



FOUR BEDROOM DETACHED HOUSE WITH FAR REACHING COUNTRYSIDE, SEA AND COASTLINE VIEWS SITUATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA

Description.

Situated in a highly sought after residential area this four bedroom detached house offers panoramic countryside, sea and coastline views.

Conveniently located within easy reach of schools, local shops & amenities yet retaining a peaceful setting.

The property briefly comprises of:

Entrance hall, dining room, light and spacious lounge with panoramic views from a large picture window, kitchen, breakfast room, sunroom which is accessed from both the lounge and bedroom and also shares the panoramic views, bedroom and family bathroom.

Stairs lead from the landing to the lower floor:

Where there are a further three double bedrooms, one currently being used as an office, shower room, garden room with sliding doors into the rear garden and large cellar/utility room with door to the side of the property.

Externally the property benefits from a detached garage and driveway with ample off road parking to the front.

To the rear the enclosed garden is laid to lawn with well established plants & shrubs where the stunning panoramic views take in the countryside and Snowdonia.

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

Viewing is highly recommended to appreciate the location, layout and stunning views.

- ✓ FOUR BEDROOM DETACHED HOUSE SITUATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- ✓ FAR REACHING COUNTRYSIDE, SEA & COASTLINE VIEWS
- ✓ DETACHED GARAGE
- ✓ AMPLE OFF ROAD PARKING



4 Bedroom Detached House

184 Llanrwst Road
Upper Colwyn Bay
LL28 5YS

£495,000

Reduced from
£535,000

Reference Number: **RP3527**

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





4 Bedroom Detached House

184 Llanrwst Road
Upper Colwyn Bay
LL28 5YS

£495,000

Reduced from
£535,000

Reference Number: **RP3527**
19/03/24

Fletcher & Poole,
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Hallway

4.00m x 1.79m (13'2" x 5'11")

Lounge

5.71m x 4.70m (18'9" x 15'5")

Dining Room

4.14m x 3.36m (13'7" x 11'0")

Kitchen

4.06m x 2.69m (13'4" x 8'10")

Breakfast Room

4.40m x 2.68m (14'5" x 8'10")

Sun Room

3.05m x 1.96m (10'0" x 6'5")

Bedroom One

4.38m x 4.03m (14'5" x 13'3")

Bathroom

2.70m x 2.36m (8'11" x 7'9")



ON THE LOWER FLOOR

Bedroom Two

4.69m x 2.38m (15'5" x 7'10")

Bedroom Three

3.68m x 2.16m (12'1" x 7'1")

Bedroom Four (currently used as an office)

2.79m x 2.48m (9'2" x 8'2")

Shower Room

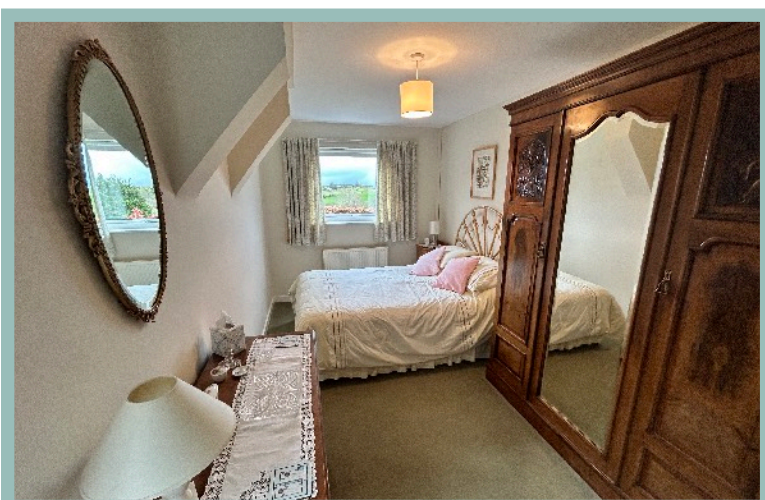
2.51m x 1.80m (8'3" x 5'11")

Garden Room

2.93m x 1.97m (9'8" x 6'6")

Cellar /Utility

5.44m x 4.05m (17'10" x 13'4")



Double 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: "F" (provided on voa.gov.uk)

Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

4 Bedroom
Detached
House

184 Llanrwst Road
Upper Colwyn Bay
LL28 5YS

£495,000

Reduced from
£535,000

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