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www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



44 Rockfield Drive
Llanrhos
Llandudno
LL30 1PA

SIMPLY STUNNING UNBEATABLE VIEWS FROM THIS FOUR BEDROOM IMMACULATELY PRESENTED DETACHED HOME

Description

An elevated and immaculately presented four-bedroom detached residence, boasting beautifully maintained gardens, a private driveway, and garage, all set against a breathtaking backdrop of sea and mountain views.

This exceptional home offers bright and spacious interiors throughout, thoughtfully designed for modern family living. The accommodation comprises a welcoming and generous reception hallway, alongside a practical utility cloakroom, two well-proportioned reception rooms, a stylish dining kitchen, and a delightful conservatory that perfectly frames the surrounding scenery. There are four bedrooms, complemented by two contemporary bathrooms and an additional shower room. The property also benefits from boarded loft with lighting.

Externally, the property continues to impress with its landscaped gardens, ideal for both relaxation and entertaining, while the elevated position maximises the stunning coastal and mountain outlooks.

Situated in the ever popular and highly convenient residential area of Llanrhos, the property is within easy walking distance of both Llandudno and Deganwy. A wide range of local amenities are close at hand, including shops, schools, cafés, pubs, bars, restaurants, leisure facilities, and picturesque walking routes, as well as the renowned sea front promenades. Excellent transport links are also easily accessible, with the A55 a short drive away, providing connections across North Wales and beyond.

This is a superb opportunity to acquire a truly impressive home in a sought-after coastal location.

- * ELEVATED DETACHED HOME
- * STUNNING VIEWS
- * IMMACULATE INTERIORS
- * WELL PLANNED ACCOMMODATION
- * DELIGHTFUL GARDENS
- * DRIVEWAY & GARAGE
- * POPULAR & CONVENIENT LOCATION
- * FOUR BEDROOMS & TWO BATHROOMS
- * FREEHOLD



4 Bedroom Detached Home

44 Rockfield Drive
Llanrhos
Llandudno
LL30 1PA

£650,000

Reference Number: FP8553
31/3/2026

Fletcher & Poole,
3 Lancaster Square,
Conwy LL32 8HT

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 583100
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com



Location

The property is located in the quiet residential area of Llanrhos on the outskirts of the busy coastal resort of Llandudno with its wealth of shops and other amenities, Victorian Pier and Promenade, Theatre, Ski Slope and Swimming Pool. It is convenient for the A55 for easy access to Chester and the motorways beyond. The walled town of Conwy is also within a short distance.

Directions

From our Conwy office go back over the bridge and turn left at the roundabout for Deganwy. Proceed along this road passing the Deganwy Quay on the left-hand side. Continue past the shops and take the right-hand fork onto Deganwy Road, turn right onto Rockfield Drive, bear right where number 44 can be found at the top end opposite the green.

Council Tax Band: F (provided on www.voa.gov.uk)

Tenure: Freehold

Energy Efficiency Rating: TBC



SIMPLY STUNNING UNBEATABLE VIEWS FROM THIS FOUR BEDROOM IMMACULATEDLY PRESENTED DETACHED HOME

Hallway

13' x 8' 11" 3.96m x 2.71m

Living Room

14' 11" x 13' 6" 4.54m x 4.11m

Dining Room

13' 6" x 12' 11" 4.11m x 3.94m

Kitchen/Diner

15' 7" x 11' 6" 4.75m x 3.50m

Conservatory

16' 5" x 11' 3" 5m x 3.43m

Rear Hall

Utility/Cloakroom

5' 11" x 5' 8" 1.78m x 1.72m

Integral Garage

18' 2" x 9' 1" 5.54m x 2.77m

Landing

13' x 8' 11" 3.96m x 2.71m

Bedroom One

13' 6" x 12' 10" to wardrobe doors 4.11m x 3.91m

Ensuite

Bedroom Two

13' 6" x 12' 11" 4.11m x 3.94m

Bedroom Three

11' x 9' 10" 3.35m x 3m

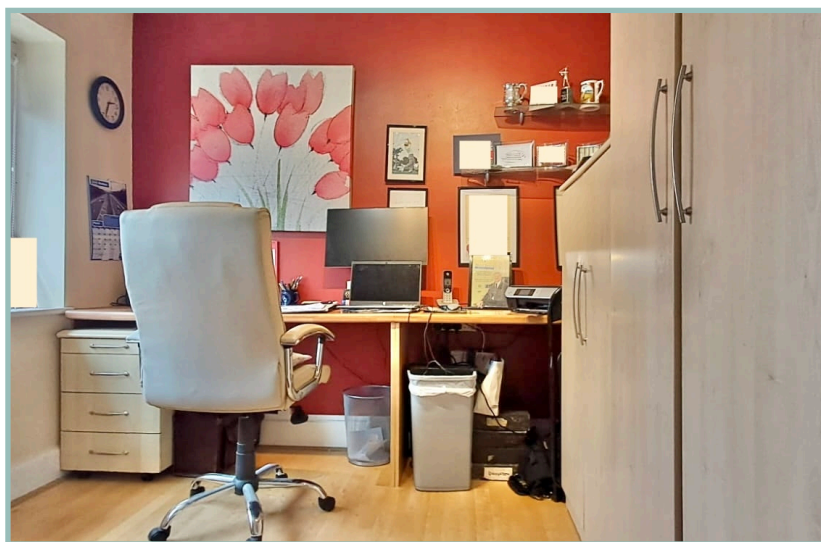
Bedroom Four

9' 10" x 9' 7" 3m x 2.92m

Bathroom

7' 11" x 7' 11" 2.41m x 2.41m

Shower Room



4 Bedroom Detached Home

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