

We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 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 arrangements. We strongly recommend that all the information which we provide about the property is referred by yourself or your advisers. 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. Part of an offer or contract. The seller does not make any representation in relation to the property and we have no authority to do so on behalf of the seller.

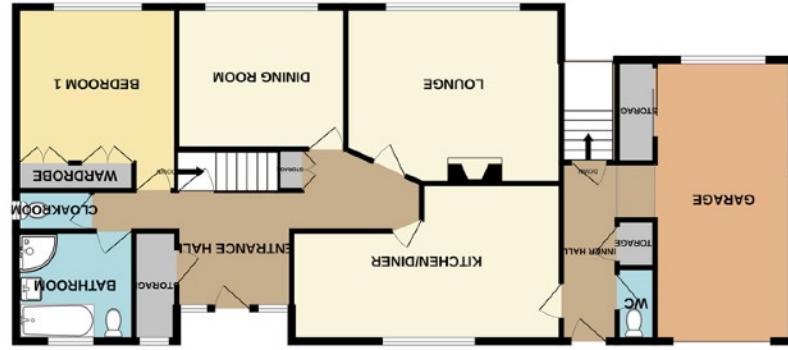
DIAMOND COLLECTION
Hetherpool



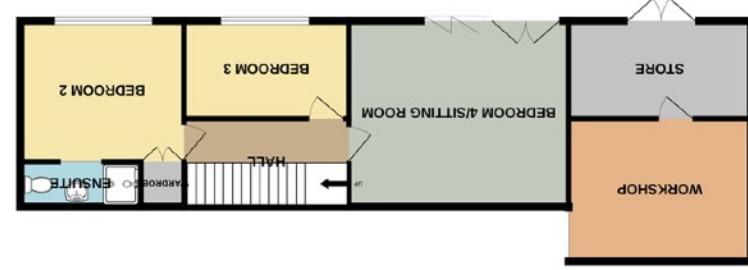
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as to their operability or efficacy can be given.
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
of any kind is given in respect of their condition. This plan is for illustrative purposes only and should be used as such by any
occupier or prospective occupier. This plan is for illustrative purposes only and no responsibility is taken for any error.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and other items are approximate and no responsibility is taken for any error.

RP4189



GROUND FLOOR



BASEMENT



**190 Llanrwst Road
Upper Colwyn Bay
LL28 5YS**



Four Bedroom Detached Family House Enjoying Stunning Panoramic Views Over The Countryside, Coast & Sea Located In A Highly Desirable Residential Area

Description.

Situated in a highly desirable residential area with stunning panoramic views over the countryside coast & sea towards Anglesey and Snowdonia from every window at the rear. Conveniently located within easy reach of local shops, schools and other amenities in Colwyn Bay. A short drive to both Llandudno & Rhos on Sea.

Well planned & versatile, laid over 2 floors, 3 bedrooms, and one at present being used as a sitting room, with an en-suite shower room on the lower level.

The rear garden is beautifully landscaped with a patio seating area, extensive lawns and an abundance of well established trees, plants & shrubs. A garden store room & workshop is located under the garage.

On the entrance level there is a spacious hallway, lounge with a large picture window & feature gas fireplace, dining room, kitchen/diner, double bedroom with a range of fitted wardrobes, bathroom with bath and separate shower, a cloakroom with w.c. and washbasin.

Access from the kitchen/diner into an inner hallway with pantry, w.c and access into the garage where there is space & plumbing for utilities and storage area. The garage has electric doors.

A series of steps lead down into the garden from the inner hallway.

Stairs in the main hallway descend to the lower level where there are a further 3 double bedrooms, one with an en-suite shower room and one with the stunning views and bi-folding doors out onto the terrace and garden.

To the front the property has an IN/OUT driveway with substantial off-road parking and access into the garage.

The property benefits from gas central heating and UPVC double glazed windows & doors throughout.

Early viewing is highly recommended to appreciate the versatility of this family home, it's stunning countryside & coastal views along with it's highly desirable and convenient location.

- ✓ FOUR BEDROOM DETACHED FAMILY HOUSE
- ✓ STUNNING PANORAMIC COUNTRY, COAST & SEA VIEWS
- ✓ VERSATILE ACCOMMODATION ON 2 LEVELS
- ✓ SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA
- ✓ SUBSTANTIAL OFF-ROAD PARKING
- ✓ BEAUTIFULLY LANDSCAPED GARDENS
- ✓ GARDEN STORE & WORKSHOP
- ✓ INTEGRAL GARAGE

4 Bedroom Detached House

190 Llanrwst Road
Upper Colwyn Bay
LL28 5YS

£695,000

Reference Number: RP4189
28/01/26

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

Registered Company
Number 4687367

Valuation

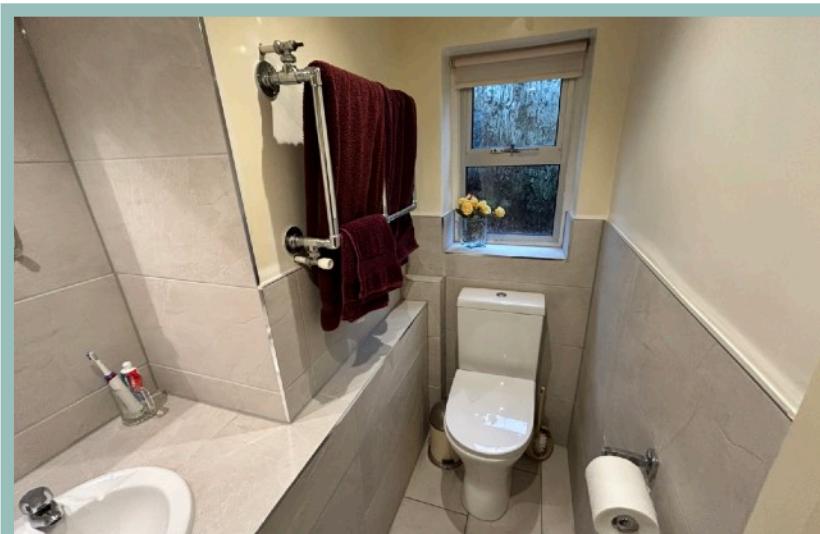
Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: hosonsea@fletcherpoole.co.m
web: www.fletcherpoole.com





4 Bedroom
Detached
House

190 Llanrwst Road
Upper Colwyn Bay
LL28 5YS

£695,000

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Lounge

5.00m x 3.62m (16'5" x 11'11")

Dining Room

3.77m x 3.17m (12'5" x 10'5")

Kitchen/Diner

6.00m x 3.42m (19'8" x 11'3")

Bedroom One

4.08m x 3.61m (13'5" x 11'10")

Bathroom

2.60m x 2.46m (8'7" x 8'1")

Cloakroom

1.69m x 0.89m (5'7" x 2'11")

Inner Hall

3.91m x 1.25m (12'10" x 4'1")

W.C.

1.63m x 0.82m (5'4" x 2'9")

Bedroom Four (presently used as sitting room)

4.89m x 3.61m (16'1" x 11'10")

Bedroom Two

3.62m x 3.08m (11'11" x 10'1")

Ensuite

2.69m x 0.88m (8'10" x 2'11")

Bedroom Three

3.62m x 2.14m (11'11" x 7'0")



4 Bedroom
Detached
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Garage

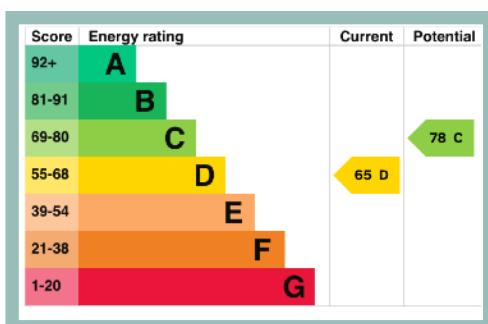
6.19m x 3.00m (20'4" x 9'10")

Garden Store

4.05m x 2.13m (13'4" x 7'0")

Workshop

4.05m x 3.17 (13'4" x 10'5")



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

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