

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.

Fletcher & Poole  
DIAMOND COLLECTION



www.fletcherpoole.com



Rockhaven  
Bwlch Y Gwynt Road  
LLysfaen  
LL29 8DQ



# Truly Impressive Four Bedroom Detached House Enjoying Far Reaching Countryside Views

## Description

This truly impressive four bedroom detached house is situated in a semi rural location; with breath taking views of the countryside and only minutes away from amenities and the coast in a car. Built seventeen years ago the property has some stunning design features including an open plan living area that opens onto a large balcony to take in those spectacular views, a spacious kitchen with vaulted ceiling and two of the bedrooms benefitting from Juliette balconies. This property truly needs to be viewed to appreciate not only the size and layout of the rooms but it's location as well.

The accommodation on the ground floor comprises of hallway with a full height window, open plan living area with conservatory opening onto the balcony, lounge area with wood burner and a dining area, light and spacious kitchen, two bedrooms (one currently being used as a study) and a wet room. To the first floor there are two large bedrooms and shower room. Both bedrooms have Juliette balconies to take in the views and one has an ensuite bathroom. Outside there is ample off road parking to the front, a summer house to the rear and garden to the front and side with further development potential.

- ✓ TRULY IMPRESSIVE FOUR BEDROOM DETACHED HOUSE BUILT SEVENTEEN YEARS AGO
- ✓ STUNNING DESIGN FEATURES INCLUDING OPEN PLAN LIVING AREA OPENING ONTO A BALCONY & KITCHEN WITH VAULTED CEILING
- ✓ SEMI RURAL LOCATION WITH FAR REACHING COUNTRYSIDE VIEWS
- ✓ AMPLE OFF ROAD PARKING, GARDEN TO FRONT AND SIDE WITH FURTHER DEVELOPMENT POTENTIAL
- ✓ MUST BE VIEWED TO APPRECIATE NOT ONLY THE SIZE AND LAYOUT OF THE ROOMS BUT ITS LOCATION AS WELL



4 Bedroom  
Detached House

Rockhaven  
Bwlch Y Gwynt Road  
LLysfaen  
LL29 8DQ

£459,950

Reference Number: RP3422  
12/01/26

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







### Lounge Area

22'6" x 11'7" (6.85m x 3.53m)

### Dining Area

11'7 x 10'3" (3.52m x 3.13m)

### Conservatory Area

20'0" x 7'4" (6.09m x 2.24m)

### Kitchen

22'3" x 15'7" (6.78m x 4.75m) Maximum

### Utility

7'8"x 6'8" (2.33m x 2.03m)

### Hallway

11'1" x 6'6" (3.38m x 1.97m)

### Ground Floor Bedroom

11'3" x 10'10" (3.43m x 3.30m)

### Bedroom/Study

10'6" x 8'3" (3.19m x 2.50m)

### Wet Room

7'2" x 5'11" (2.19m x 1.79m)

### Bedroom One

22'3" x 11'0"(6.79m x 3.34m)

### Ensuite

11'0" x 8'2" (3.35m x 2.48m)

### Bedroom Two

22'2" x 11'10" (6.76m x 3.59m) Maximum

### Bathroom

10'5" x 5'11" (3.16m x 1.80m)



4 Bedroom  
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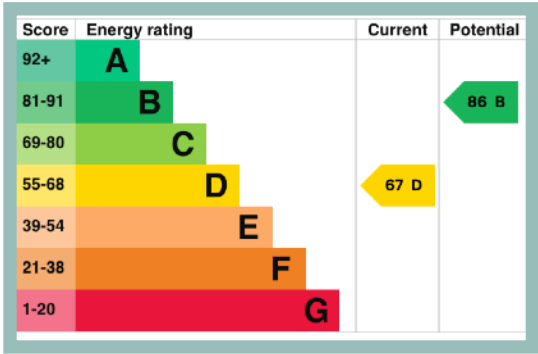
The property is located in the village of Llysfaen, the general stores, post office, inn/restaurant and primary school are nearby and there is good access to the A55 approximately 1 mile away. Llysfaen is located on the outskirts of Colwyn Bay with its wider range of shops and other local amenities.

## Directions

From the Rhos-on-Sea office turn right onto the promenade, follow the road to the end bearing right, continue up Wynnstay Road, turn left onto Abergele Road, turn right onto Highlands Road, as you reach the top of the road where it starts to level out, bear right onto Tan Y Graig Road, proceed along this road and turn left onto Bwlch Y Gwynt Road, Rockhaven can be found on the right hand side.

Council Tax Band: “D” (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band D



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