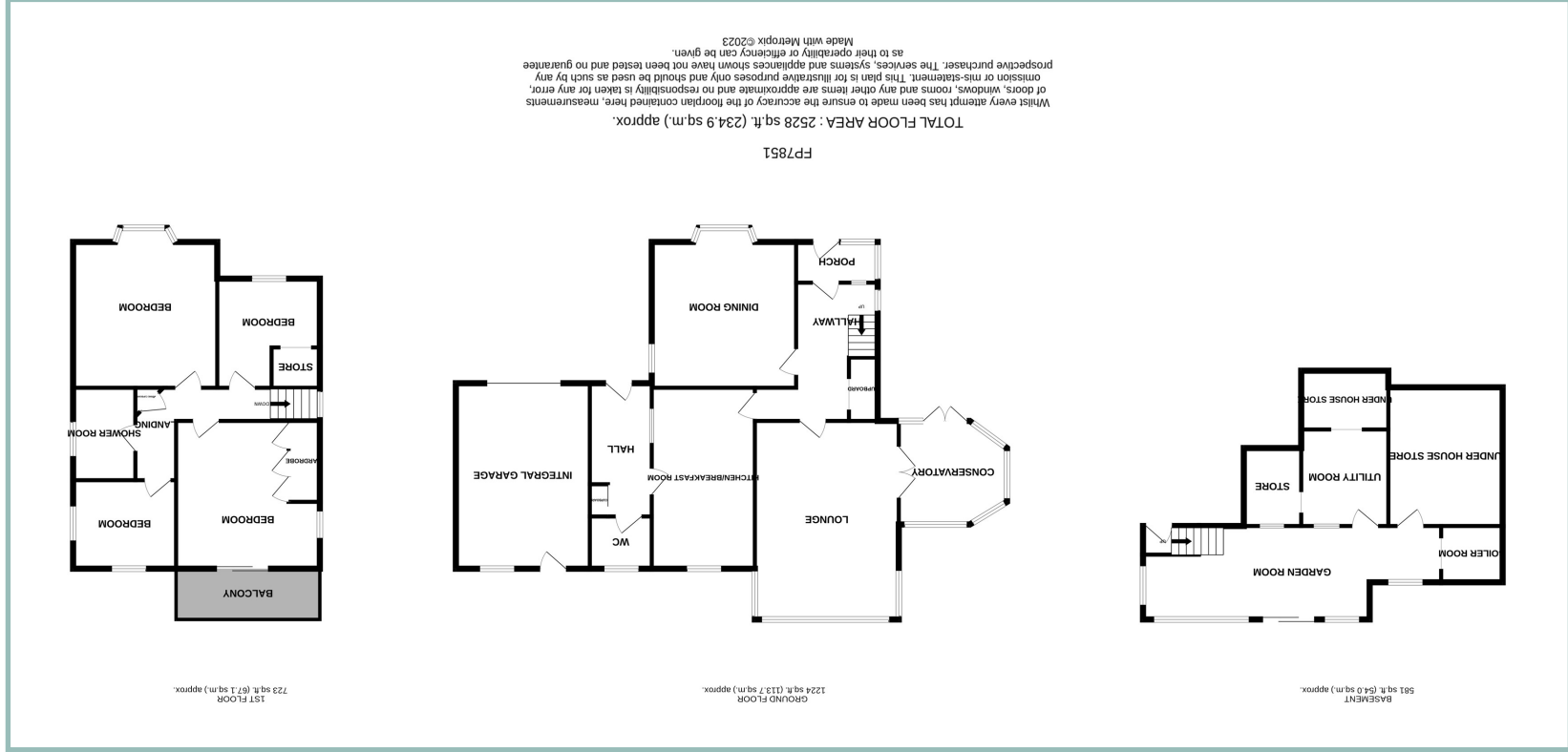


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 traveling some distance to view the property.

[www.fletcherpoole.com](http://www.fletcherpoole.com)

**Fletcher & Poole**  
DIAMOND COLLECTION





# Detached 1930s Period Home Enjoying The Most Breathtaking Views

## Description

A spectacular view with a house attached is the best way to describe Rosebank. From the moment you walk through the front door the views over the sea, the Great Orme, Anglesey, Puffin Island and the Carneddau mountain range captivate you from almost every window. Built in 1933 and retaining many lovely period features it becomes obvious why the current owners have lived in Rosebank since 1958, until very recently.

The property is situated on a larger than average plot in a quiet cul de sac location on the outskirts of the Victorian town, close to the wonderful beaches at Llandudno, West Shore and Deganwy and superb walks over The Vardre, The Great Orme and gentler strolls along the promenade.

The very well maintained and thoughtfully laid out accommodation comprises: Entrance porch, hallway with understairs cupboard, formal dining room with bay window and feature brick fireplace, triple aspect lounge with gas fire and double doors opening into the conservatory which again has double doors onto the terrace. Kitchen/breakfast room with five ring gas hob, double oven and space and plumbing for a washing machine and fridge/freezer. An inner hallway provides access to a W.C and stairs down to the garage and garden room.

To the first floor: Landing with Airing cupboard housing the hot water cylinder, master bedroom with built in furniture and sliding doors onto the balcony from where you can enjoy the stunning views, a second double bedroom with bay window, a double aspect third bedroom and a single bedroom with store area and family shower room.

To the lower ground floor there is a good size garden room with patio doors onto the rear garden, ideal for entertaining, boiler room, utility room, store room and two under house storage rooms with reduced head height.

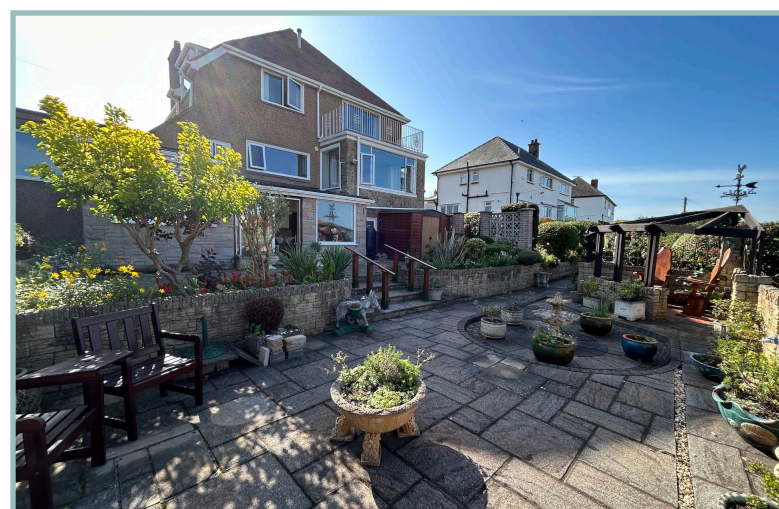
To the outside there is a gated block paved driveway and access to the garage which has power and light. The front, side and rear gardens have been beautifully landscaped and very well maintained offering a variety of seating areas in which to follow the sun around from the front of the property in the morning to the rear of the property in the late afternoon and evening. A wrought iron foot gate leads to the paved pathway to the front door and flagged front garden area with a variety of shrubs and plants. The side garden is terraced with a lawned area and a large selection of shrubs and plants and a drying area. There is a large flagged and tiered rear patio with corner seating area with timber pagoda and two ornamental fountains. Walled boundaries

Mostly UPVC double glazing and gas fired Vaillant boiler.

- \* ENJOYS THE MOST BREATHTAKING FAR REACHING VIEWS
- \* LOCATED IN A SMALL CUL DE SAC ROAD WITHIN EASY ACCESS TO LLANDUDNO AND DEGANWY
- \* WELL PLANNED AND VERY WELL MAINTAINED ACCOMMODATION LAID OVER THREE FLOORS
- \* BEAUTIFUL GARDENS WITH A VARIETY OF SEATING AREAS
- \* OCCUPIES A WIDER PLOT
- \* NO CHAIN

## Hallway

9' 10" x 11' 10" 3m x 3.60m



4 Bedroom Detached Home

Rosebank  
10 Bryn Gosol Gardens  
Llandudno  
LL30 1NU

**NO CHAIN**  
**OFFER IN THE REGION OF**  
**£650,000**  
**REDUCED FROM £685,000**

Reference Number: FP7851  
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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://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 turn onto Bryn Gosol Road, right onto Bryn Gosol Gardens where Rosebank can be found on the right.

Council Tax Band: F (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





# Detached 1930s Period Home Enjoying The Most Breathtaking Views

## Dining Room

16' 7" x 13' 11" 5.05m x 4.24m



## Lounge

19' 2" x 13' 11" 5.84m x 4.24m



## Conservatory

10' 5" x 10' 3.17m x 3.05m



## Kitchen

16' 10" x 9' 9" 5.13m x 2.97m



## Rear Hall

12' 05" x 5' 6" 3.78m x 1.67m

## W.C

6' x 5' 1" 1.82m x 1.55m

## Garden Room

28' 9" x 9' 8.77m x 2.74m



## Boiler Room

5' 9" x 5' 2" 1.75m x 1.57m

## Utility Room

8' 4" x 9' 5" 2.54m x 2.87m

## Store Room

8' 4" x 5' 7" 2.54m x 1.70m

## Garage

18' x 12' 11" 5.49m x 3.94m

## Under House Store Room One

7' 8" x 5' 8" 2.33m x 1.72m

## Under House Store Room Two

13' 5" x 10' 11" 4.09m x 3.32m

## Landing

17' 7" x 9' 3" max 5.36m x 2.82m

## Bedroom One

14' x 13' 4.26m x 3.96m



## Bedroom Two

15' 10" x 13' 11" 4.82m x 4.24m

## Bedroom Three

12' 6" x 7' 11" 3.81m x 2.41m



## Bedroom Four

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

## Shower Room

9' 1" x 6' 2.77m x 1.82m

4 Bedroom Detached Home

Rosebank  
10 Bryn Gosol Gardens  
Llandudno  
LL30 1NU

**NO CHAIN  
OFFER IN THE REGION OF  
£650,000**

**REDUCED FROM £685,000**

Reference Number: FP7851

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](mailto:conwy@fletcherpoole.com)

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

