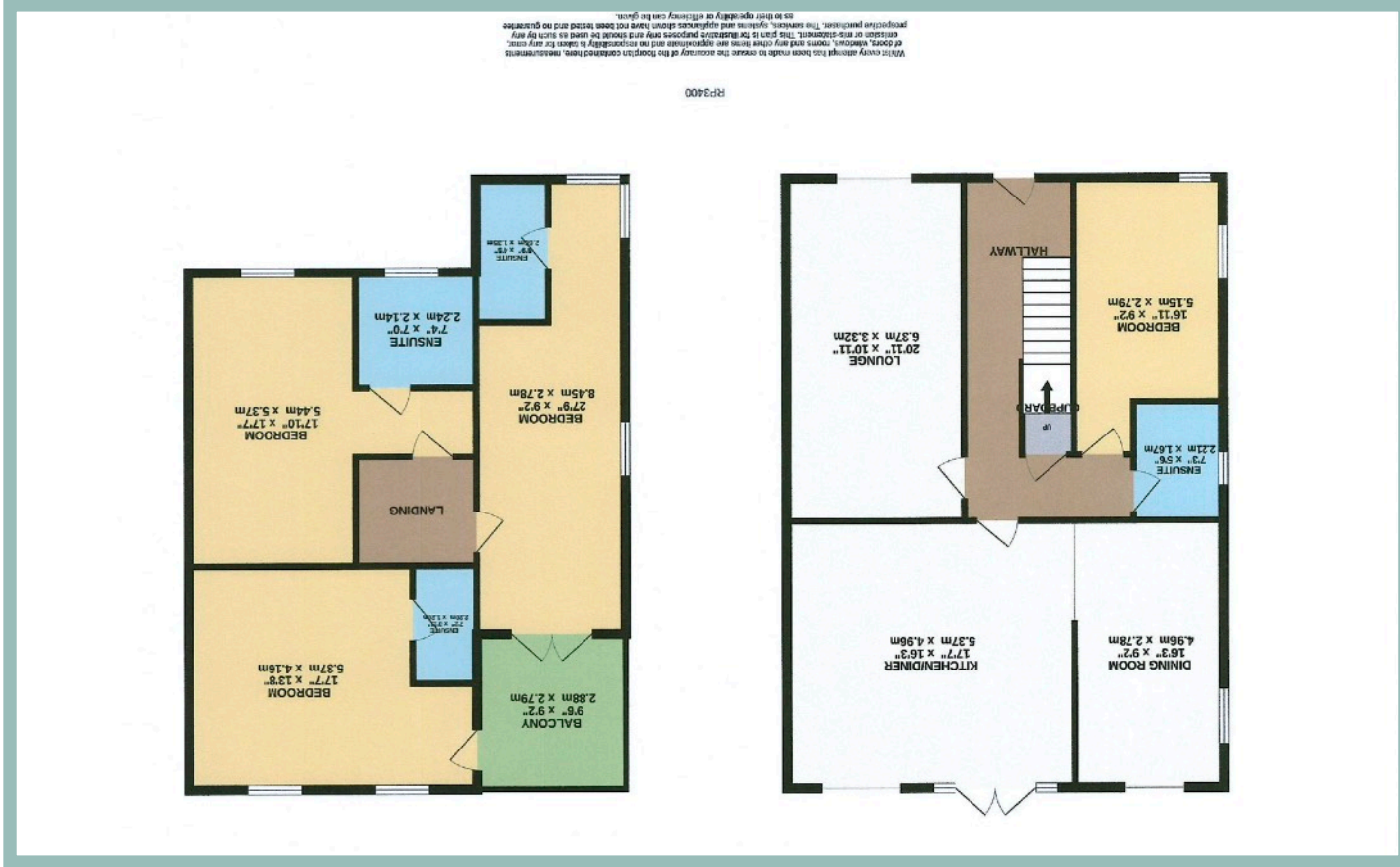


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



83 Llanrwst Road
Upper Colwyn Bay
LL28 5YL

Impressive Four Bedroom Detached House Recently Extended & Reconfigured To Create A New Modern Contemporary Home

Description

This impressive four bedroom detached house has recently been extended and reconfigured to create a virtually new property with a modern and contemporary feel. Thought has been given to the fixture and fittings which includes sensor lights, blue tooth speakers and a spacious kitchen/diner with integrated appliances such as an instant boiling water tap. Outside there is ample off road parking to the front and good size private rear garden which is part paved and laid to lawn. There is also a hot tub and large summerhouse which is fully insulated and has electrics. The property is also situated next to a bus stop for easy access down to the town and beyond.

The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate, the spacious layout, presentation throughout, open plan kitchen/diner, landscaped gardens and location.

The accommodation on the ground floor comprises of hallway, large lounge, spacious kitchen/diner with a modern fitted kitchen with integrated appliances, feature island with quartz worktops and French doors providing access to the rear garden, dining area, double bedroom and modern contemporary shower room.

To the first floor there are a further three spacious double bedrooms all beautifully presented which each have their own modern contemporary ensuite and built in storage. Two of the bedrooms also have access to a balcony with which overlooks the landscaped rear garden.

- ✓ IMPRESSIVE FOUR BEDROOM DETACHED HOUSE
- ✓ RECENTLY EXTENDED AND RECONFIGURED TO CREATE A NEW MODERN CONTEMPORARY HOME
- ✓ INCLUDES SPACIOUS KITCHEN/DINER AND FOUR DOUBLE BEDROOMS
- ✓ MUST BE VIEWED TO APPRECIATE THE LAYOUT AND STANDARD OF FINISH
- ✓ AMPLE OFF-ROAD PARKING, GOOD SIZE REAR GARDEN WITH A LARGE SUMMERHOUSE



4 Bedroom
Detached
House

83 Llanrwst Road
Upper Colwyn Bay
LL28 5YL

£465,000

Reduced From £474,950

Reference Number: RP3400
20/11/23

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

Registered Company
Number 4687367

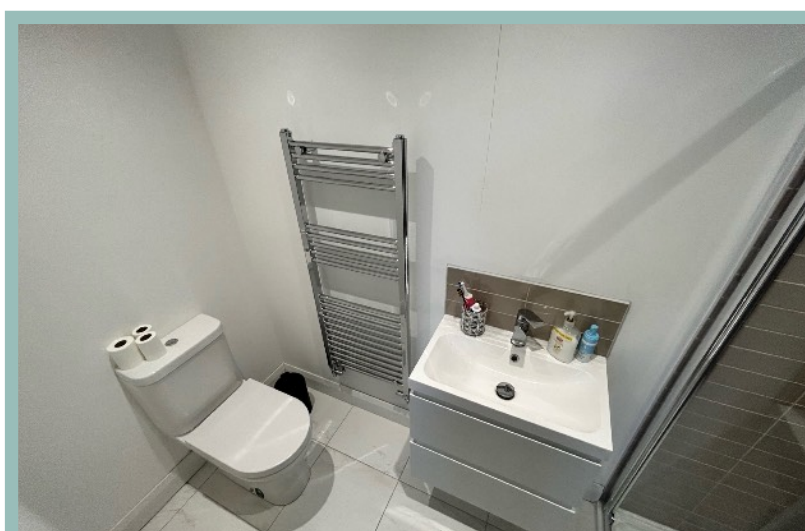
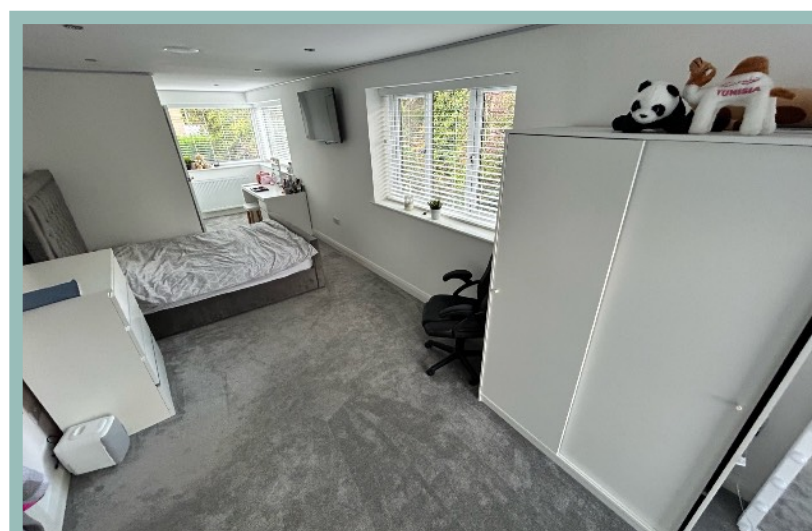
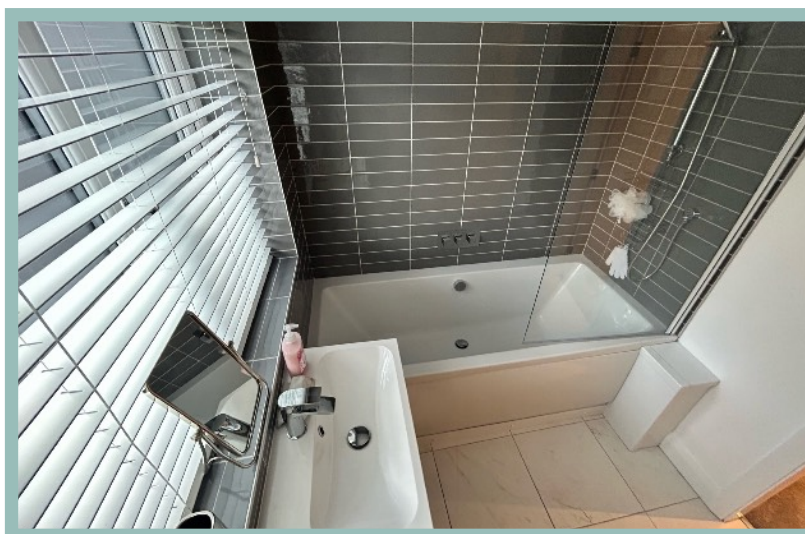
Valuation

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
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House

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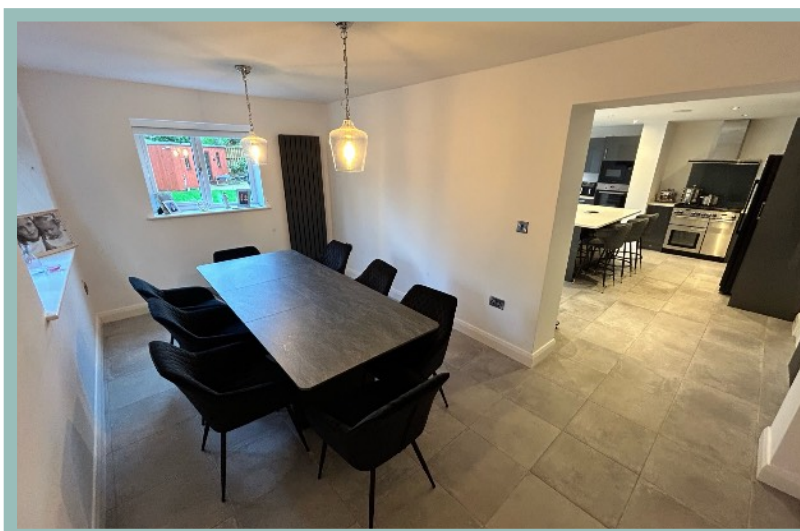
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Kitchen/Diner

5.56m x 4.97m (18'3" x 16'4")

Dining Area

5.03m x 2.81m (16'6" x 9'3")

Lounge

6.35m x 3.26m (20'10" x 10'8")

Hallway

6.60m x 2.16m (21'8" x 7'1")

Ground Floor Bedroom

3.66m x 2.82m (12'0" x 9'3")

Shower Room

2.57m x 1.75m (8'5" x 5'9")

Bedroom One

5.34m x 4.50m (17'6" x 14'9")

Ensuite

2.17m x 1.78m (7'2" x 5'10")

Bedroom Two

4.80m x 4.54m (15'9" x 14'11")

Ensuite Two

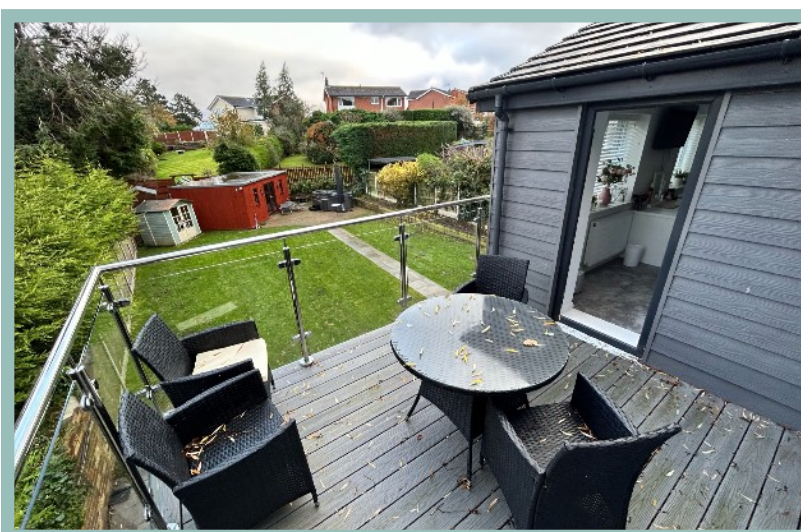
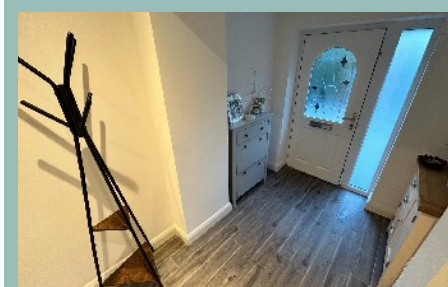
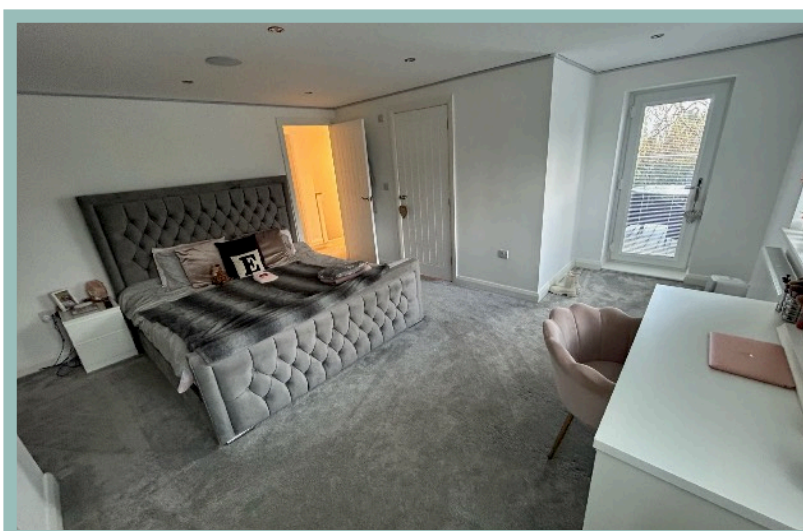
2.80m x 1.22m (9'2" x 4'0")

Bedroom Three

8.69m x 2.84m (28'6" x 9'4")

Ensuite Three

2.67m x 1.09m (8'9" x 3'7")



Location

The property is 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 end of the road, turn left onto Llanrwst Road.

Council Tax Band D

Energy Performance Rating Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

4 Bedroom
Detached
House

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Upper Colwyn Bay
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£465,000

Reduced From £474,950

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