

Llannerch Road West, Rhos on Sea, Colwyn Bay

Guide Price: £650,000



Beresford Adams

An exceptional five-bedroom detached family residence, beautifully positioned within generous, impeccably maintained gardens in one of the area's most sought-after residential locations. Offering an outstanding blend of character, space and modern convenience, the property is a truly impressive home that is perfectly suited to growing families seeking both versatility and comfort.

From the moment you arrive, the property makes a lasting impression, with twin electric gates opening onto a substantial brick-paved driveway providing extensive off-road parking, alongside a detached tandem garage and additional hardstanding. The attractive frontage and mature planting create a welcoming first impression.

Internally, the accommodation is well presented and is filled with natural light. A magnificent reception hall with feature staircase provides a grand entrance, while the spacious living room offers an elegant setting for relaxation. The heart of the home is undoubtedly the bespoke kitchen/breakfast room, beautifully appointed with quality cabinetry, integrated cooking appliances and a breakfast bar, creating the perfect space for everyday family life and entertaining alike.

The kitchen flows effortlessly into the formal dining room and the impressive rear conservatory, creating a superb open feel and extending the living space considerably. With direct access to the garden, this wonderful area is ideal for hosting family gatherings or simply enjoying views over the beautifully landscaped grounds.

To the first floor are four well-proportioned bedrooms, including a superb principal suite with fitted furniture and a private en-suite shower room. A stylish family bathroom, complete with both a bath and separate walk-in shower, serves the remaining bedrooms. A further staircase leads to the second floor, where an additional spacious fifth bedroom provides flexible accommodation, ideal as a guest suite, teenage retreat, home office or hobby room.

Externally, the property continues to impress. The substantial rear garden enjoys a sunny aspect and has been thoughtfully landscaped to provide a variety of seating and entertaining areas, including patios, well-maintained lawns and a charming summer house. A secluded "secret garden" area offers a peaceful retreat and an excellent degree of privacy.

Conveniently located within walking distance of Rhos-on-Sea village, the promenade and a wide range of local amenities, this outstanding home combines a highly desirable location with extensive family accommodation and beautiful outdoor space.
A rare opportunity to acquire a truly stunning family home. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.









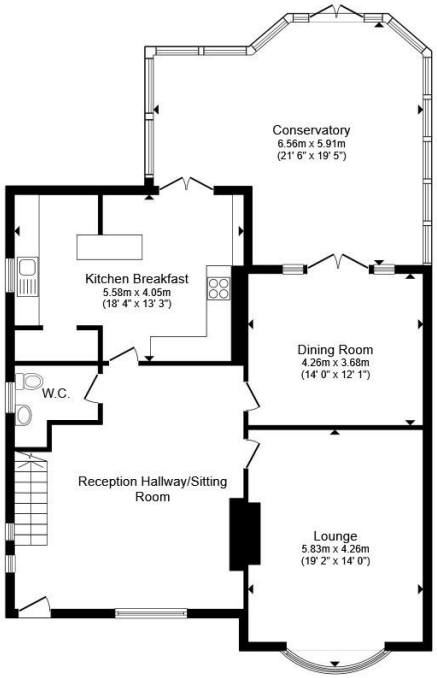




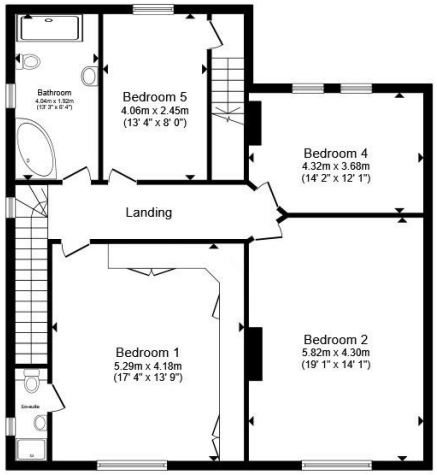




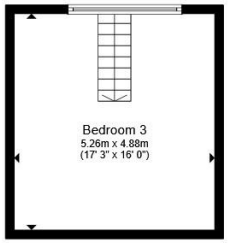




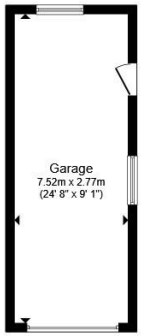
Ground Floor



First Floor



Second Floor



Garage

Total floor area 275.7 m² (2,968 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **G**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

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Viewing arrangement by appointment: **01492 533337**

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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