



Beech Croft 218 Llanrwst Road
Colwyn Bay, North Wales LL28 5YS

Asking Price £1,150,000



STERLING

ESTATE AGENTS & VALUERS

One of the finest modern style homes in the area and built, around 14 years ago by the current owners, Beech Croft is a substantial family home offering versatile and flexible accommodation. This magnificent, traditional-styled detached property has white marble effect pebble dashed elevations beneath a tiled roof and is constructed to an exceptionally high standard. The 'Colonial' influence to the rear with a natural green oak covered balcony terrace and balustrading, hand made oak pegs, overlooking the rear gardens affords superb views to Anglesey and Conwy Mountains towards the Snowdonia Mountain Range. The property is just one of three individually designed executive homes along a private drive from where there are electric gates leading into the decorative forecourt area, 3 CAR GARAGE, 2 WORK/STORAGE ROOMS together with 3 STUDIO ROOMS ABOVE. The garage/annexe has a total length of 62' Internally. The accommodation has a natural flow from the welcoming entrance hall, with an attractive imperial staircase made from oak to the first floor. There is a VERY LARGE LOUNGE, ACCESS TO THE BALCONY TERRACE,, MASTER and GUEST BEDROOM SUITES. For convenience there is also a small KITCHENETTE. Back on the GROUND FLOOR is the DINING ROOM, SNUG, LIVING CONSERVATORY, FITTED KITCHEN BREAKFAST ROOM, UTILITY, 3 BEDROOMS, 1 with EN SUITE, FAMILY BATHROOM. The views are spectacular from the rear elevations and gardens which extend to approximately an ACRE. CB6872



Entrance

Oak front door to

Reception Hall

Featuring an impressive 'Imperial' oak staircase to the galleried landing, 2 central heating radiators, 3 double glazed windows, 2 under stairs cloaks cupboard, luggage cupboard

Dining Room 16'8" x 10'9" (5.1 x 3.3)

Double glazed bay window to front aspect and oak sills, 2 central heating radiators, coved ceilings

Snug 15'5" x 10'9" (4.7 x 3.3)

Double glazed window, 2 central heating radiators, double glazed french doors, oak sills, coved ceilings, bevelled glass doors

Superb Fitted Kitchen Breakfast 16'8" x 10'5" (5.1 x 3.2)

Range of white gloss style base cupboards and drawers with black granite work top surfaces, double glazed window, double glazed french doors to conservatory, matching wall units, stainless steel cooker hood, inset ceiling remote controlled concealed lighting, pan drawers, splash back, stainless steel sink unit, Induction hob unit, built in Belling dishwasher, Zanussi microwave, Bosch double oven,, fridge freezer

Utility Room 10'5" x 6'2" (3.2 x 1.9)

Stainless steel sink unit, plumbing for washing machine, gas central heating boiler, central heating radiator, larder unit and wall cupboard, double glazed back door

Superb Living Conservatory 25'11" x 7'2" (7.9 x 2.2)

Lower walls brick built, windows double glazed, access to gardens, 2 central heating radiators

Ground Floor Bathroom 9'6" x 7'6" (2.9 x 2.3)

Panel bath, pedestal wash hand basin, w.c, shower cubicle and unit, heated towel rail, tiled floor, double glazed bay window, grey black tiled walls

Bedroom 1 14'5" x 9'6" (4.4 x 2.9)

At present being used as an office, 2 double glazed windows, central heating radiator

Bedroom 2 13'5" x 12'9" (4.1 x 3.9)

Central heating radiator, 2 double glazed windows

En Suite Shower Room 6'10" x 6'6" (2.1 x 2)

Shower cubicle and unit, w.c, wash hand basin, tiled floor and

walls in a grey black design, heated towel radiator, double glazed window

Bedroom 3 12'9" x 9'11" (3.9 x 3.04)

Central heating radiator, 2 double glazed windows

First Floor

Galleried Landing 26'10" x 12'1" (8.2 x 3.7)

Oak strip flooring, 2 central heating radiators, 5 double glazed windows

Impressive Lounge 27'6" x 21'11" (8.4 x 6.7)

Oak strip flooring, 5 double glazed windows and french door leading onto the balcony terrace, stone Minster fireplace and hearth with gas fire fitted, inset ceiling spot lighting, 4 central heating radiators

Useful Kitchenette Off

Stainless steel sink unit, wall and base cupboards, space for fridge

Master Bedroom 16'4" x 11'9" (5 x 3.6)

Double glazed corner window and french doors onto the balcony terrace, 2 central heating radiators

En Suite Bathroom 10'5" x 7'6" (3.2 x 2.3)

W.C, wash hand basin, shower cubicle and unit, tiled walls and floor in a beige design, double glazed, central heating radiator

En Suite Dressing Room 10'5" x 5'10" (3.2 x 1.8)

Central heating radiator, double glazed window, fitted hanging robes and compartments

Guest Bedroom Suite 16'8" x 9'6" (5.1 x 2.9)

Double glazed window, 2 central heating radiators

En Suite Bathroom 10'5" x 7'6" (3.2 x 2.3)

Panel bath with shower fitment above, screen, w.c, pedestal wash hand basin, tiled walls and floor in a beige design, central heating radiator

The Garage 31'9" x 18'4" (9.7 x 5.6)

3 Car Garage with a double and single remote controlled up and over door, power and light laid on. Access to the garage is via heavy wrought iron gates which are remote controlled. The forecourt area is laid with Marshall decorative brick pavements and a flagstone circle

The Work/Storage Rooms 26'10" x 18'4" (8.2 x 5.6)

2 rooms adjoining the garage of block internal walls requiring plastering, double glazed door to outside and the flagged pathway and wrought iron balustrading, power and light laid on

Studio Rooms 62'0" x 20'0" (18.9 x 6.1)

Directly above the garage are 3 very useful rooms which would make an ideal Artist Studio, Gym or Home Cinema Room, 7 double glazed velux windows, double glazed Juliet balcony

The Grounds

These extend to approximately an ACRE, mainly to the rear of the house laid to lawn with flagstone pathways, covered sitting area, banked lawns up to a patio terrace. The gardens extend to the side of the house and garage enjoying a good degree of privacy. The rear gardens enjoy a south westerly aspect and the sunsets are quite spectacular

AGENTS NOTE

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Total area: approx. 600.3 sq. metres (646.8 sq. feet)

Disclaimer: These floor measurements are approximate and are for illustrative purposes only. Measurements are taken from the best available information and are not intended to be used for legal purposes. The actual measurements may vary from the measurements shown on the floor plan. The actual measurements may vary from the measurements shown on the floor plan. The actual measurements may vary from the measurements shown on the floor plan.



AGENTS NOTES;

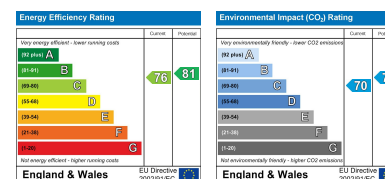
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