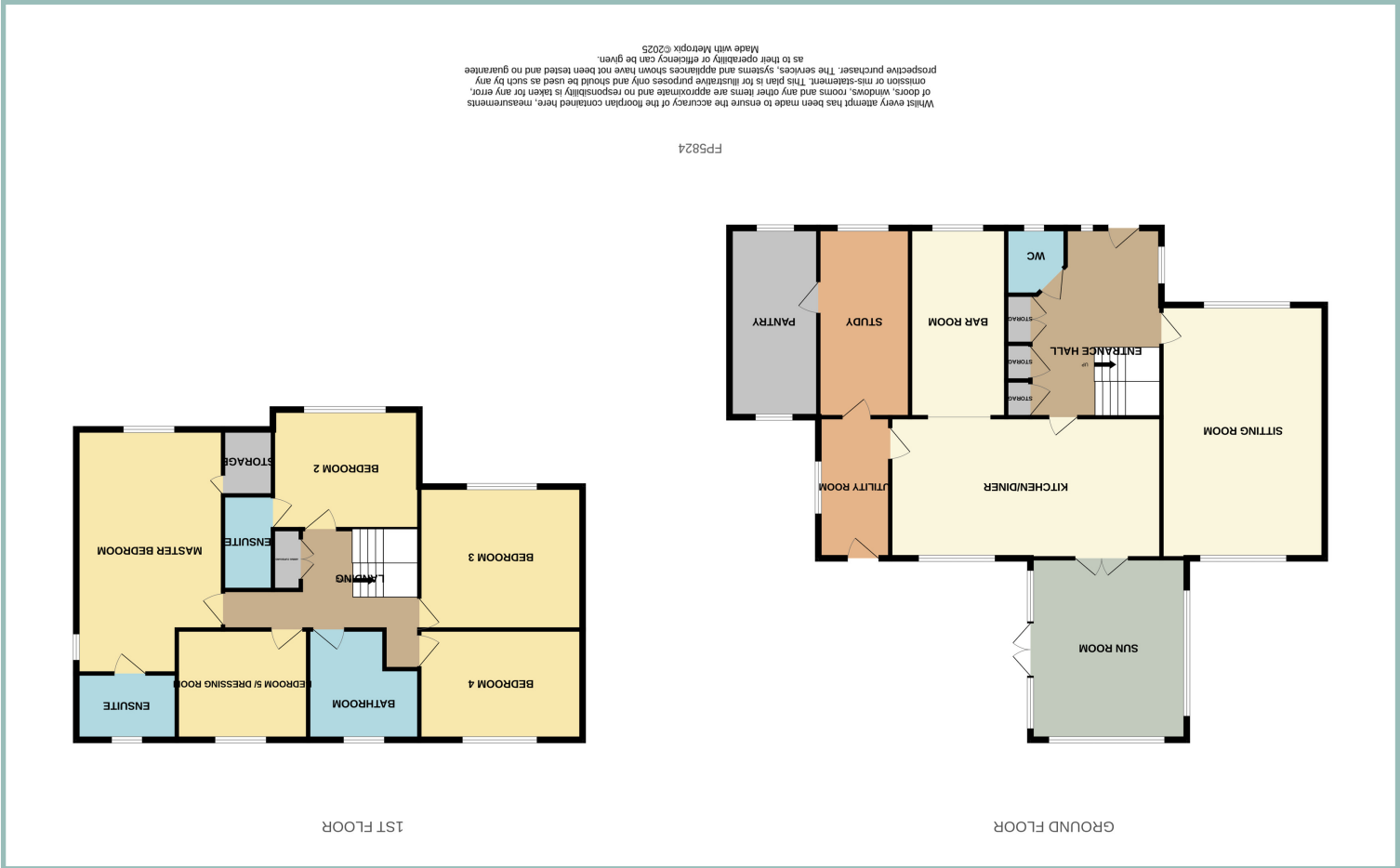
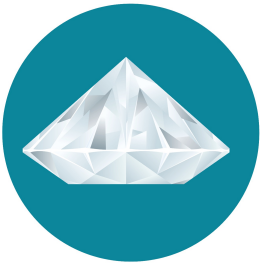


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole  
DIAMOND COLLECTION





# Immaculately Presented Detached Five Bedroom Home Situated Within A Five Minute Walk Into Conwy

## Description

Nestled in a private cul-de-sac within a peaceful residential area of Conwy, and just a short distance from the town centre, this exceptional five-bedroom detached family home offers an impressive blend of quality and space. One of only three exclusive properties in the area, it must be seen in person to truly appreciate all it has to offer.

The thoughtfully designed interior includes:

On the ground floor, an entrance hall with cloakroom, storage, and a w.c.; a dual-aspect lounge; an open-plan kitchen/dining room that seamlessly flows into a bar room, creating a fantastic space for entertaining; a large triple-aspect sunroom with stunning views over the garden; a utility room; study; and a pantry.

Upstairs, five generously sized bedrooms await, two of which feature en-suite shower rooms, and one currently serves as a dressing room. There is also a family bathroom.

The property benefits from UPVC double-glazed windows and gas central heating throughout.

Externally, the grounds are beautifully landscaped and meticulously maintained, offering patio seating areas, lush lawns, and mature plants and shrubs. A stream gently meanders along the bottom of the garden, with landscaped banks that create peaceful seating areas in this serene setting.

A brick-paved driveway provides plenty of off-road parking and leads to a detached double garage with overhead storage space.

To the front of the property there are wrought iron gates and lighting leading to a block paved driveway allowing for ample off road parking, outside tap. Beautifully landscaped and maintained gardens surround the property with areas laid to lawn, Indian flag stone seating areas with well planted borders and a variety of established planting. Steps lead up to an additional garden laid to lawn and a further seating area. There is a good size lawned area to the side and the stream forms part of the boundary with an area laid to golden stone chippings and a seating area from which to enjoy lovely views of the stream.

This remarkable home boasts high-quality finishes, spacious and well-designed accommodation, stunning grounds, and a prime location, making it an exceptional family home that delivers an undeniable 'wow' factor.

- \* SUPERB DETACHED FIVE BEDROOM HOME BEING ONE OF ONLY THREE
- \* IMMACULATELY PRESENTED THROUGHOUT
- \* SITUATED WITHIN A FIVE MINUTE WALK INTO CONWY
- \* BEAUTIFULLY LANDSCAPED GARDENS & GROUNDS
- \* VIEWING HIGHLY RECOMMENDED
- \* FREEHOLD TENURE



5 Bedroom Detached House

12B MOUNTAIN ROAD  
CONWY  
LL32 8PU

£850,000

Reference Number: FP5824  
27/3/2025

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 on the outskirts of the historic walled town of Conwy located on the banks of the River Conwy famous for its Castle and Bridges. The town has an array of retail outlets, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities include 18 hole golf course and a yachting marina.

Directions

From our Conwy office turn left go straight through the archway onto Bangor Road. Take the first left and proceed over the bridge. Follow the road around to the right, turn right onto Mountain Road, bear right following the sign for 12a,b & c.

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

Agent’s Notes: 12b owns the private road with any maintenance costs shared by 12a,b & c.

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# Immaculately Presented Detached Five Bedroom Home Situated Within A Five Minute Walk Into Conwy

## Entrance Hallway

16' 11" x 13' 5.15m x 3.96m

## Cloakroom with W.C

5' 11" x 5' 11" max 1.80m x 1.80m

## Living Room

22' 8" x 14' 7" 6.91m x 4.44m



## Open Plan Kitchen/Diner

24' 2" x 12' 6" 7.37m x 3.81m



## Bar Area

16' 10" x 8' 7" 5.13m x 2.61m



## Utility Room

12' 7" x 6' 4" 3.83m x 1.93m

## Pantry

17' 9" x 8' 3" 5.42m x 2.51m



## Study

16' 11" x 7' 10" 5.15m x 2.39m

## Sun Room

16' 2" x 13' 7" 4.93m x 4.14m



## Landing

17' 9" x 12' 10" max 5.41m x 3.91m

## Master Bedroom

23' x 13' 1" 7.01m x 3.99m



## En-suite Shower Room

8' 10" x 5' 10" 2.69m x 1.78m

## Bedroom Two

14' x 12' 11" 4.26m x 3.94m



## En-Suite Shower Room

8' 10" x 4' 5" 2.69m x 1.34m

## Bedroom Three

14' 7" x 12' 9" 4.44m x 3.88m

## Bedroom Four

14' 7" x 9' 8" 4.44m x 2.94m

## Bedroom Five/Dressing Room

9' 9" x 10' 2.97m x 3.05m

## Bathroom

9' 10" x 9' 9" 3.00m x 2.97m

## Detached Double Garage

23' 7" x 17' 3" 7.19m x 5.26m

## 5 Bedroom Detached House

12B MOUNTAIN ROAD  
CONWY  
LL32 8PU

£850,000

Reference Number: FP5824  
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