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Fletcher & Poole  
DIAMOND COLLECTION



3 Rhodfa Lwyd  
LLysfaen  
LL29 8BH



# FOUR BEDROOM DETACHED BUNGALOW WITH STUNNING COASTAL VIEWS EXTENDED TO CREATE A LARGE OPEN PLAN KITCHEN/DINER AND MASTER SUITE WITH A WALK IN DRESSING ROOM & SHOWER ROOM

## Description

This four bedroom detached bungalow has been extended by the current owners to create a large open plan kitchen/diner and master suite with a walk in dressing room and shower room down it's own separate corridor. Located in the village of Llysfaen close to local shops, schools and other amenities

The accommodation comprises of:

Entrance porch, spacious hallway which could be used as another sitting area, lounge with French doors out onto the patio area, large open plan kitchen/diner with two sets of bi-fold doors opening out onto the elevated patio area, utility cupboard and w.c.

Hallway leads to two double bedrooms and the family bathroom. A separate corridor leads to the Master bedroom, walk in dressing room and shower room. Another bedroom with ensuite shower room is off the entrance hallway and could suit an elderly relative, if required.

The block paved driveway has ample off road parking for several cars to the front and the large rear garden is mainly laid to lawn with well established trees, plants and shrubs with far reaching coastal views.

Elevated gravel patio areas lead directly out from the bi-fold doors in the kitchen/diner and French doors in the lounge making a perfect place for outside dining and entertaining. There is also a large wooden garden shed. The property benefits from UPVC double glazing and oil fired central heating throughout.

Viewing is highly recommended not only to appreciate the size and layout of the accommodation and garden but also the coastal views and location.

- ✓ FOUR BEDROOM DETACHED BUNGALOW
- ✓ EXTENDED TO CREATE A LARGE OPEN PLAN KITCHEN/DINER
- ✓ MASTER SUITE DOWN A SEPARATE CORRIDOR WITH WALK-IN DRESSING ROOM AND SHOWER ROOM
- ✓ STUNNING COASTAL VIEWS
- ✓ LARGE GARDEN
- ✓ AMPLE OFF ROAD PARKING FOR SEVERAL VEHICLES
- ✓ SECOND BEDROOM WITH ENSUITE



## 4 Bedroom Detached Bungalow

3 Rhodfa Lwyd  
LLysfaen  
LL29 8BH

# £429,950

Reference Number: RP3548  
11/04/24

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

Registered Company  
Number 4687367

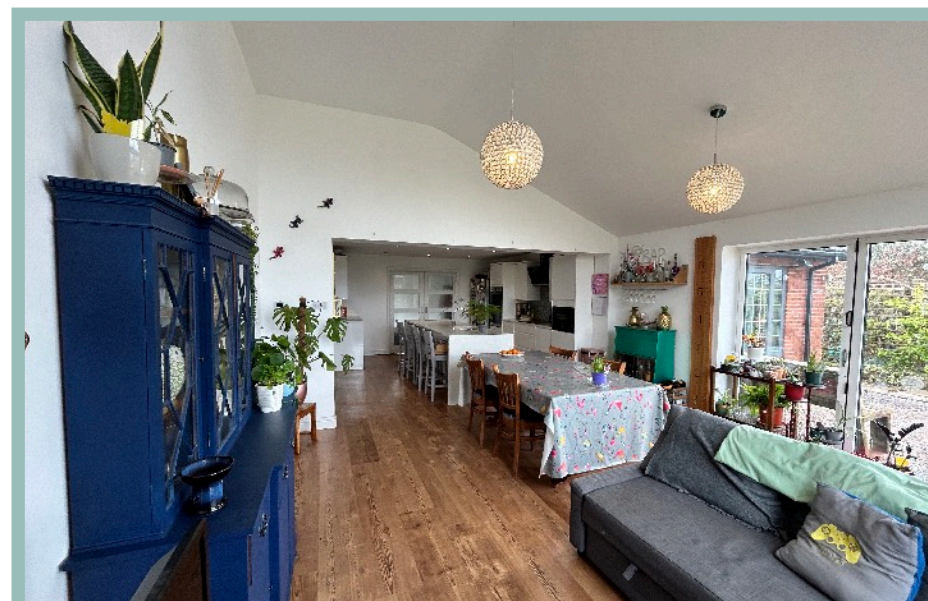
## Valuation

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







## 4 Bedroom Detached Bungalow

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#### Porch

5'3" x 4'10" (1.60m x 1.46m)

#### Hallway

18'5" x 12'10" (5.61m x 3.91m)

#### Lounge

18'6" x 15'8" (5.65m x 4.77m)

#### Kitchen/Diner

30'8" x 16'0" (9.35m x 4.87m)

#### Utility Cupboard

5'7" x 3'5" (1.69m x 1.04m)

#### W.C.

4'5" x 3'5" (1.35m x 1.04m)

#### Master Suite (Bedroom One)

15'10" x 15'0" (4.83m x 4.57m)

#### Walk In Dressing Room

10'5" x 7'1" (3.16m x 2.16m)

#### Shower Room

10'5" x 6'9" (3.16m x 2.05m)

#### Bedroom Two

20'5" x 12'9" (6.22m x 3.89m)

#### Ensuite

8'6" x 5'6" (2.59m x 1.68m)

#### Bedroom Three

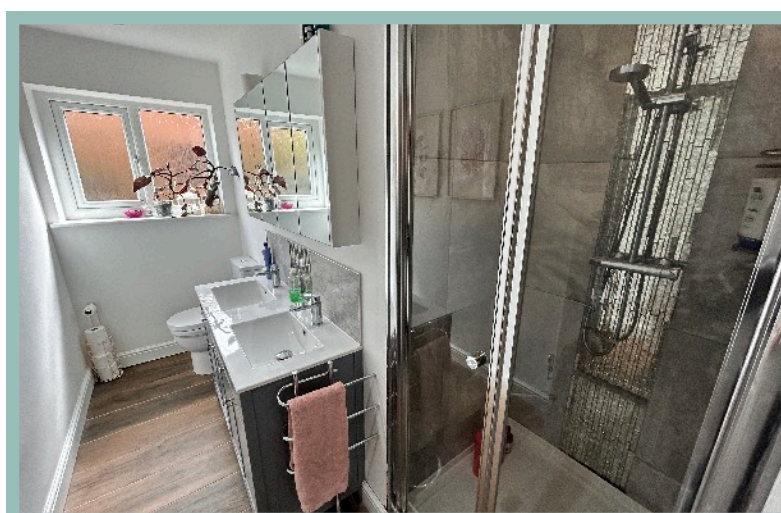
13'6" x 9'10" (4.11m x 3.00m)

#### Bedroom Four

13'6" x 10'6" (4.11m x 3.20m)

#### Bathroom

8'9" x 6'10" (2.66m x 2.09m)





## Location

The property is located in the village of Llysfaen, the general stores, post office, inn/restaurant and primary school are nearby and there is good access to the A55 approximately 1 mile away. Llysfaen is located on the outskirts of Colwyn Bay with its wider range of shops and other local amenities.

## Directions

From the Rhos-on-Sea office turn right onto the promenade, continue along past Porth Eirias on the left, turn right for Colwyn Bay and Old Colwyn, continue to the roundabout, turn left onto Abergele Road, continue through Old Colwyn, proceed up the hill, turn right onto Clobryn Road, at the cross roads, go straight on, at the T junction bear left onto Gadlas Road and first left onto Rhodfa Lwyd.

Council Tax Band: F

Energy Performance Rating Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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