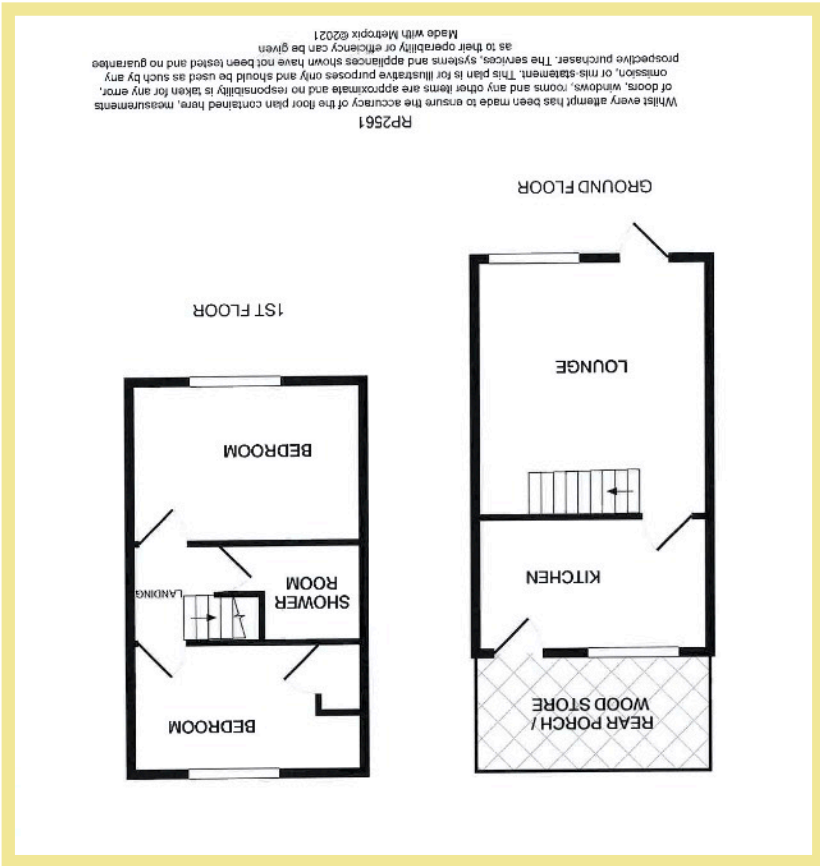


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or

www.fletcherpoole.com

Fletcher & Poole



11 Bodryfedd Terrace
Tan Y Graig Road
Llysfan
LL29 8UF

Well Presented Two Bedroom Mid Terrace Cottage With Distant Sea Views

Description

A well presented two bedroom mid terrace cottage, set in a semi rural location with distant sea views. The property benefits from upvc double glazing and a multi fuel log burner and viewing is highly recommended to appreciate the presentation throughout, modern kitchen and views. The accommodation on the ground floor briefly comprises lounge/diner with feature log burner, modern fitted kitchen with integrated oven and hob. To the first floor there is a landing, a double bedroom to the front with views, a single bedroom and a modern shower room. Outside to the front is walled with a landscaped seating area. The rear garden has off road parking accessed off Ffordd Y Llan Road, with a tiered landscaped garden and access to a rear porch/wood store.

- ✓ WELL PRESENTED TWO BEDROOM MID TERRACE COTTAGE
- ✓ SEMI RURAL LOCATION WITH DISTANT SEA VIEWS
- ✓ MAINTAINS A WEALTH OF ORIGINAL FEATURES
- ✓ MODERN KITCHEN & SHOWER ROOM
- ✓ LANDSCAPED GARDENS & OFF ROAD PARKING
- ✓ NO CHAIN

Lounge/Diner

4.00m x 3.65m (13'1" x 12'0")



Kitchen

3.23m x 2.12m (10'7" x 7'0")



Bedroom One

3.65m x 2.45m (12'0" x 8'1")



Bedroom Two

2.23m x 1.86m (7'4" x 6'2")

Shower Room

2.23m x 1.46m (7'4" x 4'10") Maximum



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, follow the road to the end bearing right, continue up Wynnstay Road, turn left onto Abergele Road, turn right onto Highlands Road, as you reach the top of the road where it starts to level out, bear right onto Tan Y Graig Road where Bodryfedd Terrace can be found on the left.

Council Tax Band: "B" (provided on www.voa.gov.uk)

Energy Performance Rating Band "D"

2 Bedroom
Mid Terrace
Cottage
11 Bodryfedd
Terrace
Tan Y Graig Road
Llysfaen
LL29 8UF

£130,000

NO CHAIN

Reference Number: RP2561
15/06/23

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

