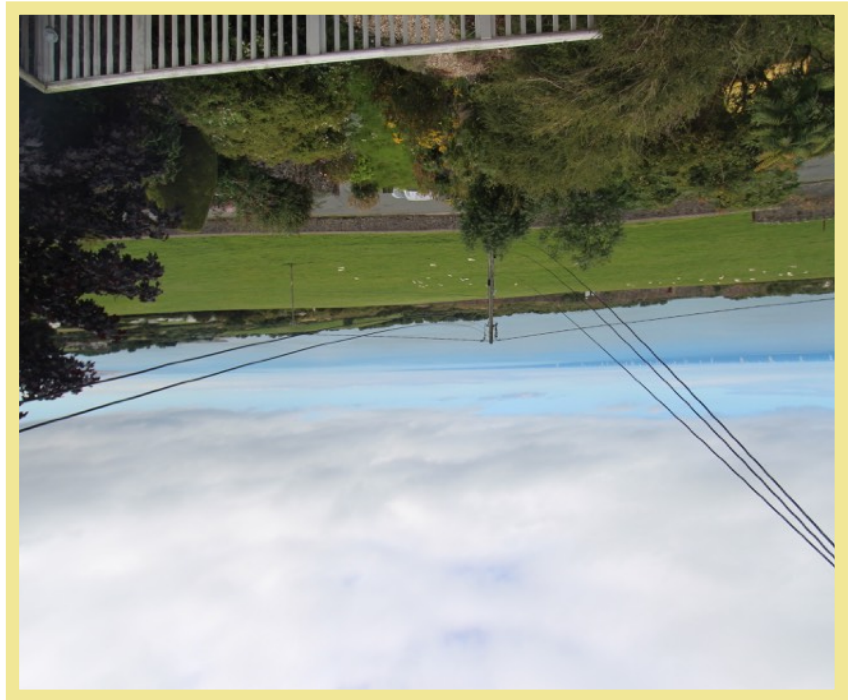
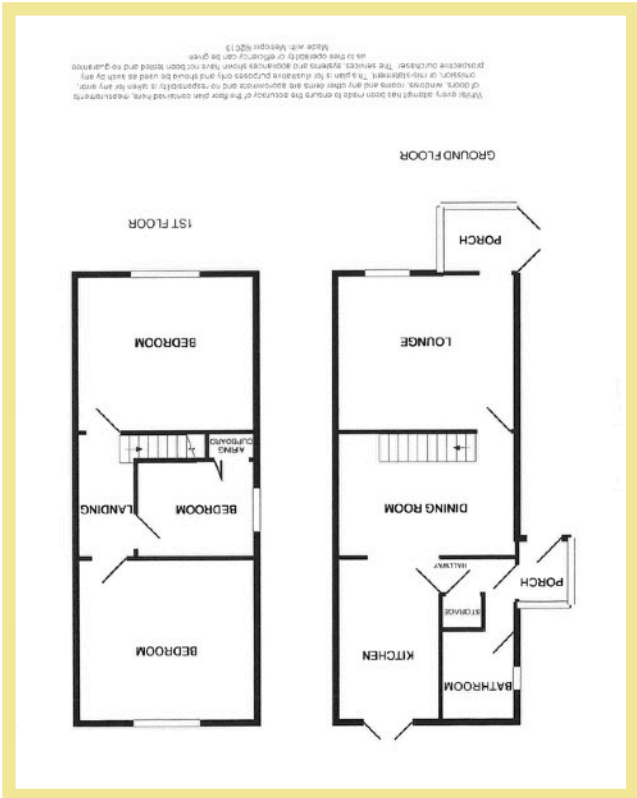


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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



1
Bron
Hyfryd

1 Bron Hyfryd
Ffordd Y LLan
LLysfaen
LL29 8SF

Well Presented Three Bedroom Semi Detached House Benefitting From Panoramic Coastline Views

Description

A well presented three bedroom semi detached house benefitting from panoramic coastline views. The property has been refurbished in recent years to include a modern fitted kitchen, bathroom and summer house. The accommodation downstairs comprises of porch, hallway, bathroom, L shaped kitchen/diner with french doors onto the garden, lounge, front porch providing access onto a large decked area all benefitting from panoramic coastline views. Upstairs there are two large double bedrooms, one of which has sea views, and a single bedroom with a built in wardrobe. Outside to the front the garden is landscaped with borders containing mature shrubs and trees. The rear garden is enclosed with a decked area off the kitchen, a further flagged patio and lawn area with access to a large summer house with electric, composting sink and w.c. The property is well worth viewing to appreciate the presentation and coastal views.

- ✓ WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ PANORAMIC COASTLINE VIEWS
- ✓ MODERN KITCHEN & BATHROOM
- ✓ TWO LARGE DOUBLE BEDROOMS
- ✓ LANDSCAPED GARDENS WITH LARGE DECKED AREA
- ✓ SUMMER HOUSE WITH ELECTRIC, SINK & W.C.

Entrance Porch

3'9" x 4'8" (1.14m x 1.42m)

Kitchen/Diner

Kitchen Area

11'7" x 6'11" (3.53m x 2.11m)

Dining Area

13'0" x 8'9" (3.96m x 2.66m)



Lounge

11'2" x 12'11" (3.40m x 3.94m)



Front Porch

4'9" x 5'4" (1.44m x 1.62m)

Bedroom One

12'11" x 11'2" (3.94m x 3.40m)

Bedroom Two

12'10" x 11'8" (3.91m x 3.55m)



Bedroom Three

8'6" x 6'11" (2.59m x 2.11m)

Bathroom

6'6" x 5'4" (1.98m x 1.62m)



Summer House

12'7" x 8'6" (3.83m x 2.59m)

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 passing Porth Eirias on the left, turn right for Old Colwyn, turn left onto Abergele Road, continue through Old Colwyn, turn right onto Highlands Road, as you reach the top of the road where it starts to level out, bear left onto Ffordd Y LLan where Bron Hyfryd can be found on the right hand side.

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

Energy Performance Rating Band F

3 Bedroom
Semi Detached
House

1 Bron Hyfryd
FFordd Y LLan
LLysfaen
LL29 8SF

£209,950

Reduced From £219,950

Reference Number: RP3336
15/08/23

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

