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[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole



Hen Efail  
Abergele Road  
Betws Yn Rhos  
LL22 8AF

# Three Bedroom Detached Dormer Bungalow Situated In A Sought After Village Location

## Description

This well presented three bedroom detached dormer bungalow is situated in the desirable village of Betws Yn Rhos close to local shops, amenities and schools. The property also benefits from being close to the nearby towns of Abergele and Pensarn and easily accessible for the A55 expressway. The property in brief comprises of entrance hallway, modern w.c, kitchen, dining room and lounge. To the first floor there are three double bedrooms with two benefitting from fitted wardrobes and a modern family bathroom. To the front of the property there is ample off road parking and access to an integral garage. To the rear of the property is an idyllic garden with various seating areas, large lawn, well presented borders with plants and shrubs and a running stream at the bottom of the garden. Viewing is highly recommended to appreciate the modern feel and country feel this property has to offer.

- ✓ WELL PRESENTED THREE BEDROOM DETACHED DORMER BUNGALOW
- ✓ IDYLIC GARDEN WITH RUNNING STREAM
- ✓ OFF ROAD PARKING & INTEGRAL GARAGE
- ✓ THREE DOUBLE BEDROOMS
- ✓ NO CHAIN

## Entrance Hall

16'7" x 7'1" (5.04m x 2.16m)

## Lounge

15'7" x 12'9" (4.76m x 3.87m)



## Kitchen

10'6" x 9'8" (3.20m x 2.95m)



## W.C.

5'2" x 3'5" (1.57m x 1.04m)

## Dining Room

12'1" x 10'2" (3.68m x 3.09m)



## Bedroom One

14'9" x 10'2" (4.50m x 3.10m)

## Bedroom Two

15'8" x 11'10" (4.77m x 3.60m)

## Bedroom Three

13'6" x 8'3" (4.12m x 2.50m)

## Bathroom

10'5" x 9'4" (3.18m x 2.85m)



## Garage

15'1" x 8'3" (4.60m x 2.50m)

## Location

Betws Yn Rhos is a very picturesque village and is located in between the coastal towns of Abergele And Colwyn Bay. The village has local amenities and a golf club and is close to Rhyd Y Foel village for easy access to the A55.

## Directions

From our Rhos-on-Sea office turn towards the Promenade, turn right onto the Promenade and first right onto Rhos Road (B5116) continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue going straight across at the roundabout and join the A55 in the direction of Chester. Leave the A55 at the junction signposted Old Colwyn, turn right towards Old Colwyn, at the roundabout take the second exit onto Llanellian Road which turns into Dolwen Road. At the T Junction turn left onto B5381 towards Betws Yn Rhos, proceed through the village pass the pub and turn left onto Abergele Road. Council Tax Band: "E" (provided on [www.voa.gov.uk](http://www.voa.gov.uk)) Energy Performance Rating Band E

3 Bedroom  
Detached  
Dormer Bungalow

Hen Efail  
Abergele Road  
Betws Yn Rhos  
LL22 8AF

**£210,000**

Reduced From **£239,950**  
Reference Number: RP3164  
14/03/23

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

