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www.fletcherpoole.com



1 Bryn Morfydd Cottages
Dolwen Road
Llysfan
LL29 8AJ

Three Bedroom Semi Detached Cottage Situated In A rural Location With Countryside Views

Description

Surrounded by countryside and yet only a short drive to local amenities this three bedroom semi detached cottage is full of character and well worth a viewing to appreciate the size and layout of the accommodation. Outside to the front of the property there is off road parking, access to the garage and an enclosed rear garden which has a paved seating area, lawn and shed. The accommodation on the ground floor comprises of porch, lounge with stone fireplace, exposed beams and access to the rear garden, open plan sitting room/ dining room, kitchen and good size rear porch used as a utility room. To the first floor there are three double bedrooms, one with an ensuite shower room and a family bathroom.

- ✓ THREE BEDROOM SEMI DETACHED COTTAGE
- ✓ GOOD SIZE ACCOMMODATION WITH CHARACTER FEATURES
- ✓ SITUATED IN A RURAL LOCATION WITH COUNTRYSIDE VIEWS
- ✓ OFF ROAD PARKING, GARAGE & ENCLOSED REAR GARDEN
- ✓ NO CHAIN

Porch

2.15m x 0.98m (7'1" x 3'3")

Lounge

6.56m x 3.92m (21'6" x 12'10")



Kitchen

4.00m x 3.33m (13'2" x 10'11")



Sitting Room Area

3.53m x 3.81m (11'7" x 12'6")

Dining Room Area

3.78m x 3.65m (12'5" x 12'0")

Rear Porch/Utility

3.38m x 1.18m (11'1" x 3'11")

Bedroom One

3.63m x 2.97m (11'11" x 9'9")



Bedroom Two

3.84m x 3.81m (12'7" x 12'6")

Bedroom Three

3.85m x 2.71m (12'8" x 8'11")

Ensuite

2.27m x 1.01m (7'6" x 3'4")

Bathroom

2.59m x 1.89m (8'6" x 6'3")



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 towards the promenade, turn right on to the promenade, follow this road for about a mile, take the turn off signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, go straight on, pass the football ground on the right, carry straight on, pass Bryn Rodyn Farm and up the hill and along this road until you get to a crossroads, turn left onto B5381, where Bryn Morfydd Cottages can be found on the right.

Council Tax Band: "D" (provided on www.voa.gov.uk)
Energy Performance Rating Band E

3 Bedroom Semi Detached Cottage

1 Bryn Morfydd Cottages
Dolwen Road
Llysfaen
LL29 8AJ

£249,950

NO CHAIN

Reference Number: RP3206
18/04/2023

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

