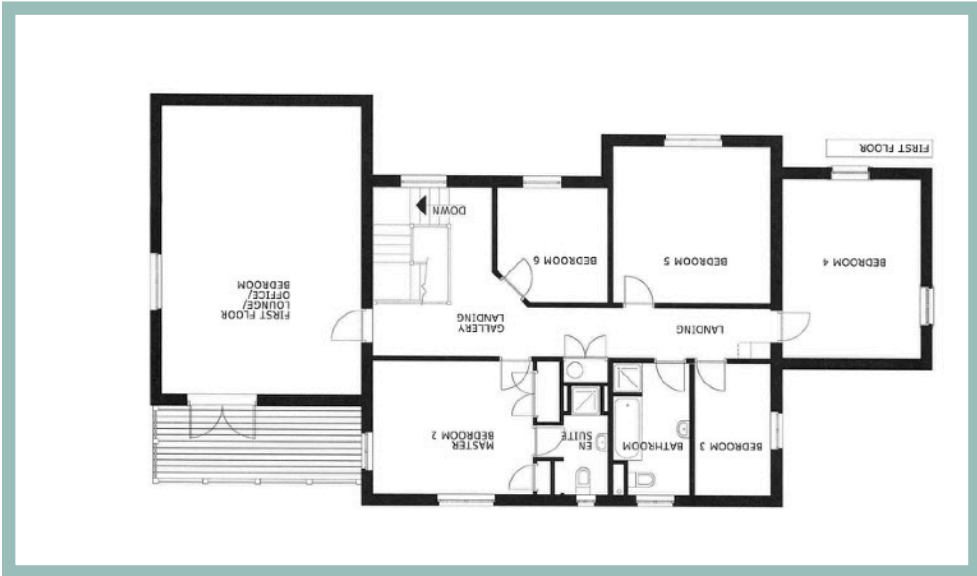


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

www.fletcherpoole.com
Fletcher & Poole
DIAMOND COLLECTION



Ty Lafant
Llanrwst Road
Bryn Y Maen
LL28 5ET

Detached Six Bedroom House With Paddock Enjoying Far Reaching Countryside & Coastline Views

Description.

Situated in the rural location of Bryn Y Man yet only minutes away from the amenities of Llandudno and Colwyn Bay this spacious six bedroom detached house benefits from far reaching countryside and coastal views. The well planned accommodation also benefits from a wrap around garden, double garage and paddock which is adjoining the property. Viewing is highly recommended to not only appreciate the location and views but the size and layout of the rooms.

The accommodation on the ground floor comprises of an impressive open plan hallway, cloakroom, double doors give access to the lounge with a step up to an area currently occupied by a pool table and access to a conservatory. The hallway opens onto a large dining area which leads into the kitchen and two good size utility rooms where you can access the garage. Off the dining room area there is a bedroom which could be used as an additional sitting room. To the first floor there are five bedrooms all with either countryside or coastal views, a family bathroom and one of the bedrooms benefitting from an ensuite shower room. There is also an additional room currently being used as a lounge to take in those amazing views. The property benefits from a new Air sourced Heat Pump Heating System together with 14 new roof fixed solar panels.

- ✓ SPACIOUS SIX BEDROOM DETACHED HOUSE
- ✓ RURAL LOCATION WITH FAR REACHING COUNTRYSIDE & COASTAL VIEWS
- ✓ WELL PLANNED ACCOMMODATION WITH WRAP AROUND GARDEN & ADJOINING PADDOCK
- ✓ MUST BE VIEWED TO APPRECIATE THE LOCATION & SIZE & LAYOUT OF ROOMS

First Floor Lounge

5.53m x 5.16m (18'2" x 16'11") Maximum

Bedroom Three

4.35m x 3.58m (14'3" x 11'9")

Bedroom Four

2.97m x 2.91m (9'9" x 9'7")

Bedroom Five

3.47m x 1.96m (11'5" x 6'5")

Bathroom

3.47m x 1.97m (11'5" x 6'6")



6 Bedroom Detached House

Ty Lafant
Llanrwst Road
Bryn Y Maen
LL28 5ET

£695,000

Reference Number: RP3237
2/04/24

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
web: www.fletcherpoole.com





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Hallway

6.05m x 2.96m (19'10" x 9'9")

Lounge

9.80m x 4.05m (32'2" x 13'4") Maximum

Conservatory

3.68m x 3.47m (12'1" x 11'5")

Cloakroom

1.70m x 0.95m (5'7" x 3'2")

Dining Area

4.20m x 3.43m (13'10" x 11'3")

Ground Floor Bedroom/Sitting Room

4.07m x 3.48m (13'4" x 11'5") Maximum

Kitchen

4.85m x 2.54m (15'11" x 8'4")

Utility 1

2.23m x 2.17m (7'4" x 7'2")

Utility 2

2.23m x 2.84m (7'4" x 9'4")

Master Bedroom

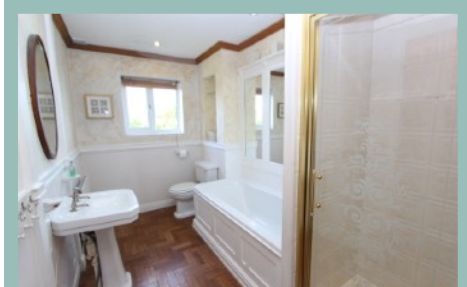
4.20m x 3.48m (13'10" x 11'5")

Ensuite

2.76m x 1.15m (9'1" x 3'9")

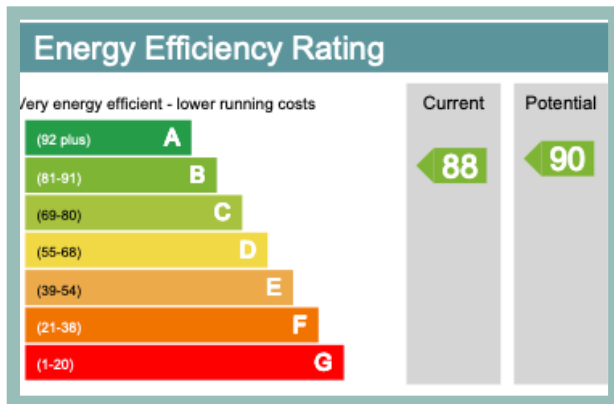
Bedroom Two

4.07m x 4.05m (13'4" x 13'3")



Garage

5.20m x 5.02m (17'1" x 16'6")



Location

Located in the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school and shops. Colwyn Bay has a variety of shops and amenities and the A55 dual carriageway is approximately 1.5 miles distant.

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 ahead at the roundabout and crossing above the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo. Continue to the top of the hill and bear right onto Pen-y-Bryn Road, continue to the T Junction where you turn left onto Llanrwst Road. Continue to Bryn Y Maen where Ty Lafant can be found on the right hand side.

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

Energy Performance Rating Band B

6 Bedroom
Detached
House

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