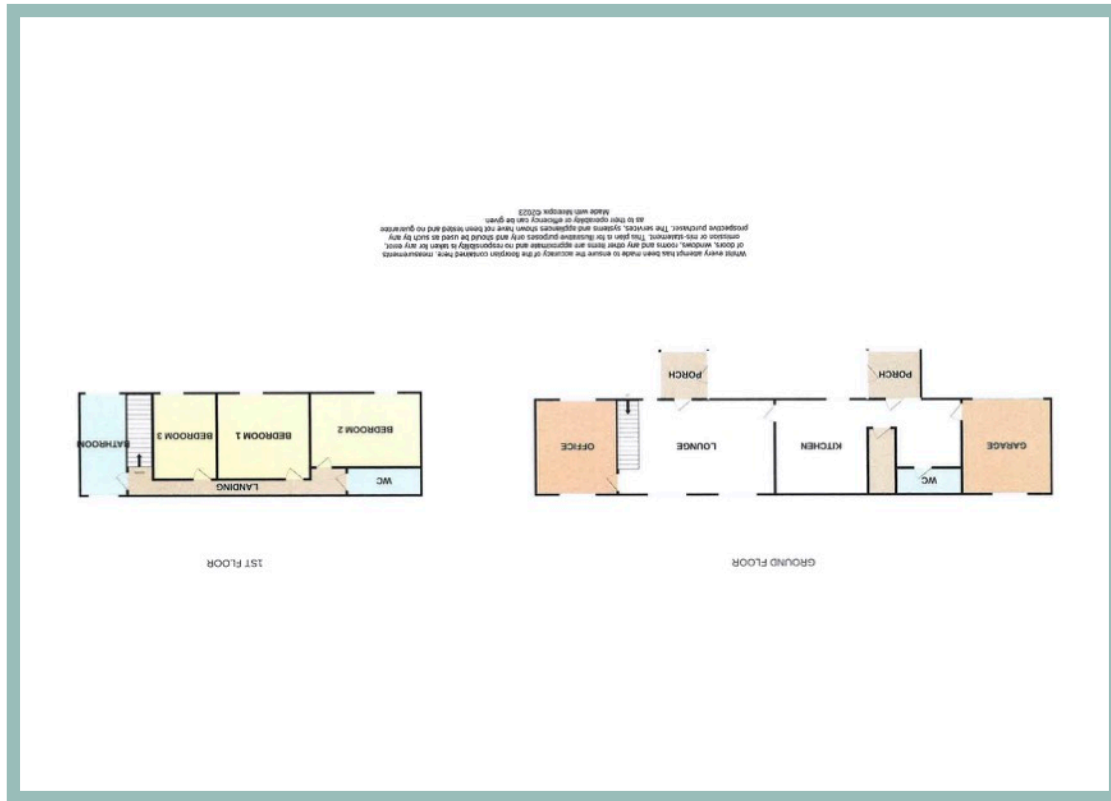


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

**Fletcher & Poole**  
DIAMOND COLLECTION



Bryn Tirion  
Tan Y Graig Road  
LLysfaen  
LL29 8TH



# Unique Three Bedroom Detached Country Cottage Enjoying Breathtaking Views

## Description

A rare opportunity to acquire a truly unique property on the outskirts of Llysfaen village, this three bedroom detached stone cottage has been recently converted to create a modern contemporary home whilst still retaining a wealth of original features. Benefitting from spectacular countryside views and quality fixtures and fittings throughout, this property must be viewed. In brief the accommodation comprises of dual entrance porch, utility room, access to integral garage, large modern kitchen, lounge with inglenook fireplace, office/bedroom and modern shower room. To the first floor there are three double bedrooms, a large contemporary family bathroom and an additional shower room. To the rear of the property is a small low maintenance garden with lawn area and patio path. To the front of the property is ample off road parking, landscaped lawn area, access to garage with electric door and borders with well established plants and shrubs. Viewing is essential to appreciate this idyllic setting, accommodation on offer and quality fixtures and fittings this property has to offer.

- ✓ UNIQUE THREE BEDROOM DETACHED COUNTRY COTTAGE
- ✓ RETAINS A WEALTH OF CHARACTER FEATURES
- ✓ MODERN CONTEMPORARY FEEL THROUGHOUT
- ✓ BREATHTAKING VIEWS
- ✓ INTEGRAL GARAGE, PARKING & LANDSCAPED GARDENS



## 3 Bedroom Detached Cottage

Bryn Tirion  
Tan Y Graig Road  
LLysfaen  
LL29 8TH

**£369,950**

**Reduced From £395,000**  
Reference Number: RP3320  
27/07/23

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







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#### Lounge

27'4" x 13'6" (8.33m x 4.12m)

#### Office/Bedroom Four

13'9" x 11'2" (4.20m x 3.40m)

#### Utility Room

13'9" x 9'7" (4.20m x 2.92m)

#### Bathroom

13'11" x 7'7" (4.23m x 2.30m)

#### Bedroom One

13'1" x 11'2" (3.99m x 3.40m)

#### Bedroom Two

10'6" x 9'8" (3.20m x 2.94m)

#### Bedroom Three

11'0" x 7'4" (3.34m x 2.22m)

#### Shower Room

7'8" x 3'8" (2.32m x 1.10m)

#### Garage

13'10" x 9'0" (4.21m x 2.74m)





## 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, follow this road until it bears sharply down to the right, follow this road until there is a fork in the road, bear right and before turning right onto Bryn Gwylan Terrace, the property can be found on the right.

Council Tax Band: TBC

Energy Performance Rating Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

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