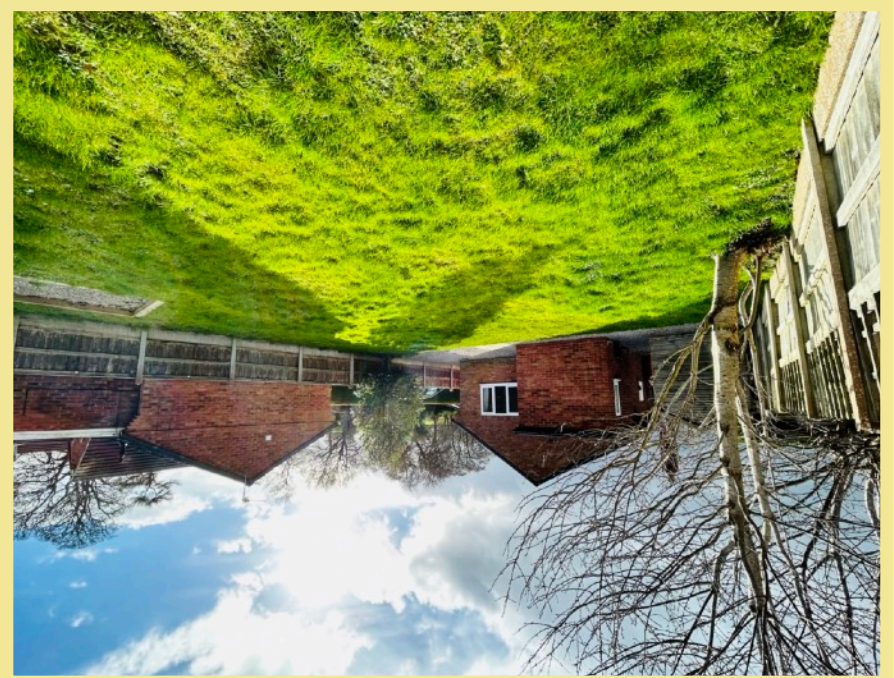


www.fletcherpoole.com

We endeavor 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



3 Rhodfa Wen  
Llysfaen  
LL29 8LE



# Immaculately Presented Two Bedroom Detached Bungalow With A Large Enclosed Garden In A Semi Rural Location

## Description

This immaculately presented two bedroom detached bungalow is situated in a semi rural location. The accommodation in brief comprises of: Entrance porch, light lounge/diner which opens into the new modern fully fitted kitchen, w.c, two double bedrooms and bathroom. Outside to the front there is off road parking for two vehicles. The large enclosed rear garden is mainly laid to lawn with a part gravel/part paved seating area and shed. The property which has recently been extended benefits from UPVC double glazing and LPG gas central heating throughout.

- ✓ IMMACULATELY PRESENTED TWO BEDROOM DETACHED BUNGALOW
- ✓ NEW MODERN FITTED KITCHEN
- ✓ LIGHT SPACIOUS LOUNGE/DINER
- ✓ TWO DOUBLE BEDROOMS
- ✓ LARGE ENCLOSED REAR GARDEN
- ✓ OFF ROAD PARKING
- ✓ NO CHAIN

## Lounge/Diner

5.22m x 3.32m (17'2" x 10'11")



## Kitchen

4.37m x 2.56m (14'4"x 8'5")



## W.C.

1.95m x 0.87m (6'5" x 2'10")

## Bedroom One

3.47m x 3.36m (11'5" x 11'0")



## Bedroom Two

2.90m x 2.58m (9'6" x 8'6")

## Bathroom

1.81m x 1.65m (6'0" x 5'5")



## 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 towards the promenade, turn right onto the promenade, continue past Porth Eirias, bear right towards Old Colwyn, at the roundabout turn left onto Abergele Road, proceed up the hill, turn right onto Clobryn Road, at the cross roads, go straight on, at the T junction bear left onto Gadlas Road, Rhodfa Wen can be found on the left after the row of shops.

Council Tax Band: "C" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band "E"

2 Bedroom  
Detached  
Bungalow

3 Rhodfa Wen  
LLysfaen  
LL29 8LE

£184,950

Reference Number:RP3489  
12/02/24

Fletcher & Poole,  
1A, Penrhyn Avenue  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

## Valuation

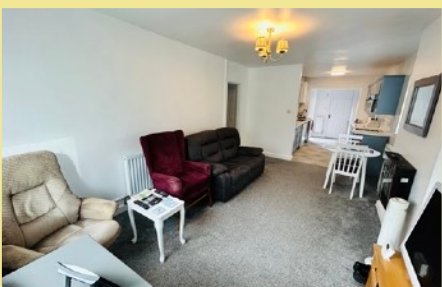
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		