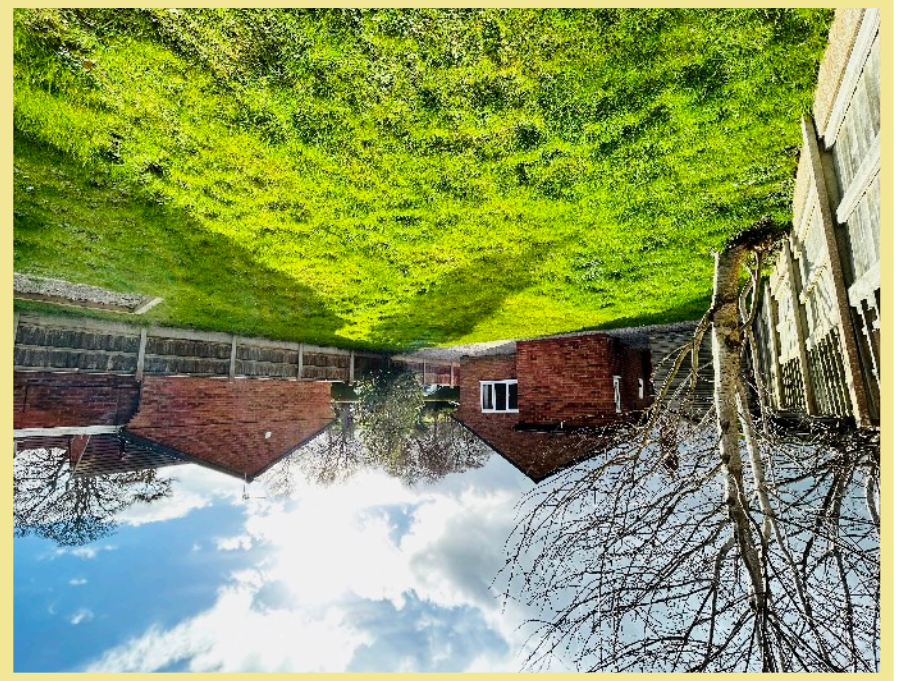


We endeavor to make our sales details reliable but they should not be relied upon as representations of fact or not constitute any part of an offer or seller does not make any or give any warranty in relation to the

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accurate and on as they do representation property and

Fletcher & Poole



3 Rhodfa Wen
Llysfaen
LL29 8LE

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

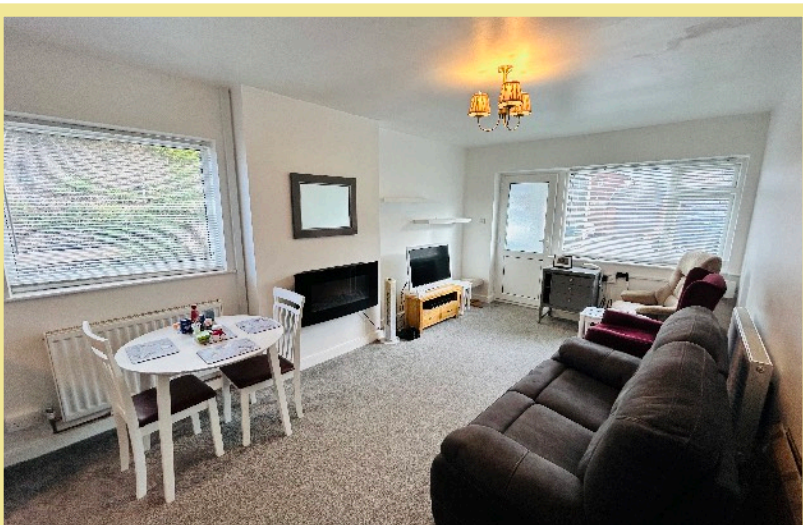
Description

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 benefits from UPVC double glazing and LPG gas central heating throughout.

- ✓ IMMACULATEDLY 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)

Energy Performance Rating Band "E"

2 Bedroom
Detached
Bungalow

3 Rhodfa Wen
LLysfaen
LL29 8LE

£199,950

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

