

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.



1 Maes Yr Haf  
Betws Yn Rhos  
LL22 8BZ





# Immaculately Presented & Spacious Three Bedroom Detached House Situated In An Elevated Position With Far Reaching Countryside Views

## Description

This immaculately presented & spacious three bedroom detached house is situated in an elevated position with far reaching countryside views. This individual property was designed for the current owner and offers modern open plan living and is set in the friendly village of Betws Yn Rhos with its local pub and school. The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate, the presentation throughout, rural location and far-reaching countryside views.

The accommodation on the ground floor briefly comprises, hallway, spacious lounge with feature bay window, modern open plan kitchen/diner with fully fitted kitchen with integrated appliances and spacious conservatory leading off it, utility room, with access to an integral garage and w.c. Upstairs there is a landing, a beautiful master bedroom with Juliette balcony with far reaching views towards the sea, with large walk-in wardrobe and modern ensuite shower room with his and hers sinks, a further two large double bedrooms with countryside views and a modern family bathroom with separate shower and bath.

Outside to the front is landscaped with a block paved driveway offering off road parking for around four cars, the rear garden has a patio area off the conservatory, laid to lawn with a variety of mature shrubs and trees with a raised decked area offering far reaching views.

- ✓ IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOUSE
- ✓ SITUATED IN AN ELEVATED POSITION WITH FAR REACHING COUNTRYSIDE VIEWS
- ✓ OFFERS OPEN PLAN MODERN LIVING
- ✓ BEAUTIFUL MASTER BEDROOM WITH JULIETTE BALCONY
- ✓ LANDSCAPED GARDENS
- ✓ OFF ROAD PARKING WTH GARAGE



## 3 Bedroom Detached House

1 Maes Yr Haf  
Betws Yn Rhos  
LL22 8BZ

£409,950

Reference Number: RP3517  
5/03/24

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](http://www.fletcherpoole.com)







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#### Hallway

5.48m x 2.09m (18'0" x 6'10")

#### Lounge

5.38m x 3.42m (17'8" x 11'3")

#### Dining Room

4.69m x 3.40m (15'5" x 11'2")

#### Kitchen

5.41m x 2.89m (17'9" x 9'6")

#### Conservatory

5.29m x 2.69m (17'4" x 8'10")

#### Utility

2.02m x 1.72m (6'8" x 5'8")

#### W.C.

1.70m x 1.02m (5'7" x 3'4")

#### Master Bedroom

5.43m x 2.90m (17'10" x 9'6")

#### Ensuite

3.25m x 1.97m (10'8" x 6'6")

#### Walk In Wardrobe

3.18m x 1.72m (10'5" x 5'8")

#### Bedroom Two

5.42m x 3.41m (17'9" x 11'2")

#### Bedroom Three

3.39m x 3.21m (11'2" x 10'6") Into wardrobe

#### Bathroom

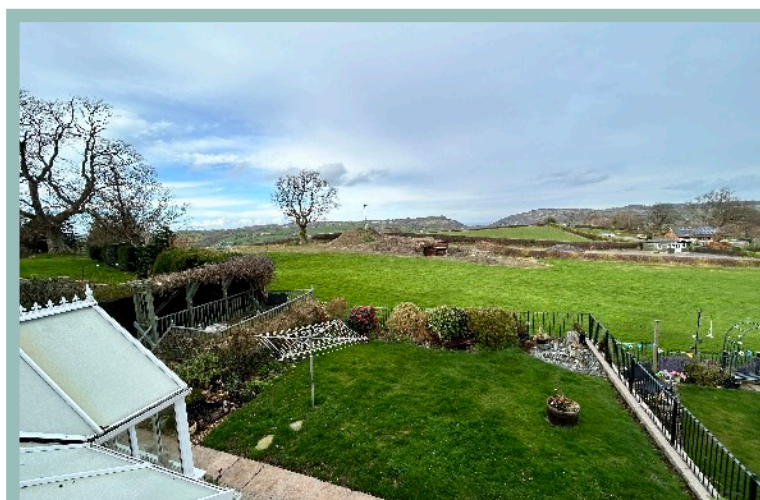
3.48m x 2.60m (11'5" x 8'7")

#### Airing Cupboard

0.80m x 0.71m (2'8" x 2'4")

#### Garage

5.70m x 3.02m (18'8" x 9'11")





## Location

Betws Yn Rhos is a very picturesque village and is located in between the coastal towns of Abergele And Colwyn Bay. The village has local amenities and a golf club and is close to Rhyd Y Foel village for easy access to the A55.

## 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 across at the roundabout and join the A55 in the direction of Chester. Leave the A55 at the junction signposted Old Colwyn, turn right towards Old Colwyn, at the roundabout take the second exit onto Llanellian Road which turns into Dolwen Road. At the T Junction turn left onto B5381 towards Betws Yn Rhos where Maes Yr Haf can be found on the left just as you enter the village.

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

Energy Performance Rating Band TBC



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