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any details should not

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Fletcher & Poole



46 Alltwn  
Llysfan  
LL29 8PG



# Three Bedroom Semi Detached House with Good Size Rear Garden In The Popular Village Of Llysfaen

## Description

This three bedroom semi detached house is situated in the popular village of Llysfaen with local shops, school and other amenities. The spacious and well planned accommodation occupies a good sized plot with ample off road parking and a large rear garden with various entertaining areas, gazebo with hot tub, shed and summer house.

The accommodation on the ground floor briefly comprises of:

Entrance hallway, lounge, kitchen, dining room with French doors out onto the patio area, utility room and downstairs w.c. To the first floor there are three double bedrooms and a family bathroom.

The property benefits from UPVC double glazing and lpg central heating throughout.

Viewing is highly recommended not only to appreciate the size and layout of the property but also the location.

NB:THE HOT TUB CAN BE INCLUDED IN THE SALE, IF REQUIRED, AT AN ADDITIONAL COST.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SPACIOUS ACCOMMODATION ON A GOOD SIZE PLOT
- ✓ AMPLE OFF ROAD PARKING
- ✓ LARGE REAR GARDEN WITH VARIOUS SEATING & ENTERTAINING AREAS
- ✓ CLOSE TO LOCAL SHOPS, SCHOOL AND AMENITIES IN THE VILLAGE

## Lounge

4.89m x 3.52m (16'1" x 11'7")



## Kitchen

3.17m x 2.80m (10'5" x 9'2")



## Dining Room

3.34m x 2.54m (11'0" x 8'4")

## Utility Room

2.68m x 1.65m (8'10" x 5'5")

## W.C.

1.66m x 0.91m (5'6" x 3'0")

## Bedroom One

3.37m x 3.03m (11'1" x 9'11")



## Bedroom Two

3.53m x 3.26m (11'7" x 10'9")

## Bedroom Three

3.02m x 2.83m (9'11" x 9'4")

## Bathroom

2.42m x 1.79m (8'0" x 5'11")

## 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 and first right onto Rhos Road. Continue to the traffic lights and turn left onto Brompton Avenue. Continue going straight ahead at the roundabout. At the traffic lights turn left and join the A55 in the direction of Chester. Leave the A55 at the second exit signposted Old Colwyn turning right at the end of the slip road. Proceed up the hill and turn left at the roundabout continuing through Old Colwyn passing Aldi on the right. At the top of the hill turn right into Highlands Road, proceeding onto Fford y Llan. Continue past the "Semaphore" taking the next left and proceed a short distance before turning right onto Cynfran Road. Continue straight ahead at the junction with Glyndwr Road, taking the next right into Alltwn

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

Energy Efficiency Rating: Band D

## 3 Bedroom Semi Detached House

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LL29 8PG

**£209,950**

Reference Number: RP3549  
11/04/24

Fletcher & Poole,  
1A, Penrhyn Avenue  
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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)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		