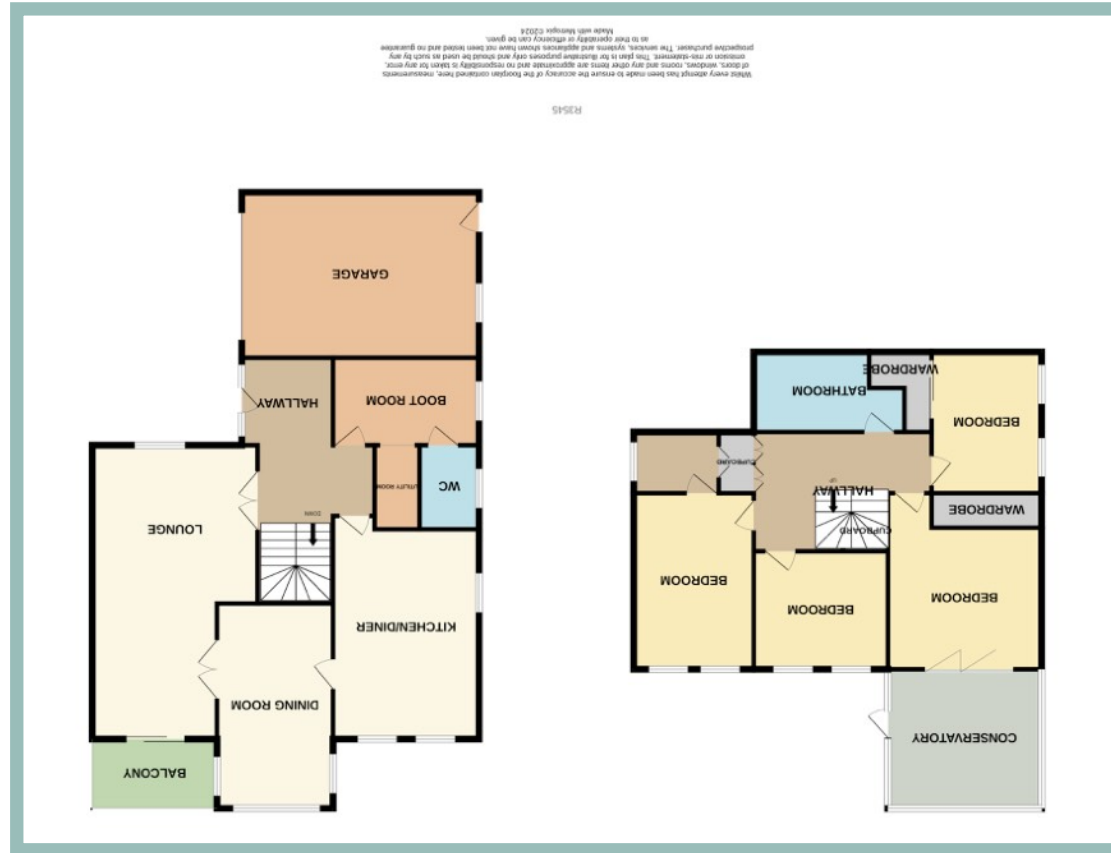


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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 travelling some distance to view the property.

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Fletcher & Poole  
DIAMOND COLLECTION



Hwylfa Newydd  
Bwlch Y Gwynt Road  
LLysfaen  
LL29 8DQ





# Spacious Four Bedroom Detached House, Situated In An Elevated Position With Far Reaching Countryside Views

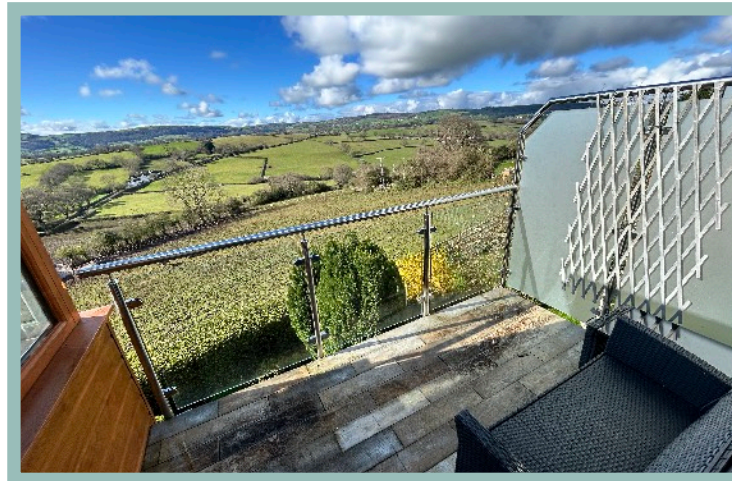
## Description

A spacious and well-presented four-bedroom detached house, situated in an elevated position with far reaching countryside views. The property has been individually designed and benefits from UPVC double glazing and LPG central heating and viewing is highly recommended, to appreciate the spacious layout and presentation throughout.

The accommodation on the entrance level briefly comprises, hallway with decorative glass brick wall, spacious lounge with dual aspect windows, with a balcony leading off it with frameless glass and far-reaching countryside views, double doors provide access to a dining room with views, which then leads into a spacious kitchen diner, with modern fitted kitchen and integrated appliances, separate boot room with sink, utility room and W.C.

On the ground floor is a hallway, master bedroom, with fitted wardrobes and spacious ensuite shower room, a second large double bedroom with fitted wardrobes and a conservatory leading off it, a third large double bedroom with walk in wardrobe, a smaller double bedroom, a modern family bathroom with separate shower and bath and cupboard under the stairs. Outside to the front is a block paved driveway with off road parking for two to three cars with access to a large double garage. To the side of the property is a block paved seating area, where steps lead down to a landscaped gardens with block paved paths, stone walls with a variety of shrubs and trees, with access to a further covered decked area with frameless glass all benefitting from far reaching countryside views.

- ✓ SPACIOUS FOUR BEDROOM DETACHED HOUSE
- ✓ SITUATED IN AN ELEVATED POSITION WITH FAR REACHING COUNTRYSIDE VIEWS
- ✓ INDIVIDUALLY DESIGNED AND OFFERS A WEALTH OF ACCOMMODATION
- ✓ LANDSCAPED GARDENS WITH ELEVATED BALCONY AND DECKED AREA
- ✓ OFF ROAD PARKING AND DOUBLE GARAGE
- ✓ NO CHAIN



## 4 Bedroom Detached House

Hwylfa Newydd  
Bwlch Y Gwynt Road  
LLysfaen  
LL29 8DQ

**£424,950**

**NO CHAIN**

Reference Number: RP3545  
3/04/24

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







## 4 Bedroom Detached House

Hwylfa Newydd  
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Llysfaen  
LL29 8DQ

**£424,950**

**NO CHAIN**

Reference Number: **RP3545**  
3/04/24

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#### Hallway

23'10" x 12'3" (4.20m x 3.73m) Maximum

#### Lounge

25'0" x 14'0" (7.63m x 4.27m)

#### Balcony

10'4" x 6'4" (3.15m x 1.93m)

#### Dining Room

17'10" x 9'7" (5.45m x 2.91m)

#### Kitchen/Diner

15'8" x 12'3" (4.76m x 3.73m)

#### Boot Room

12'0" x 7'8" (3.66m x 2.33m)

#### W.C.

5'9" x 5'2" (1.74m x 1.57m)

#### Utility

5'7" x 3'0" (1.71m x 0.90m)

#### Master Bedroom

16'8" x 10'5" (5.09m x 3.16m)

#### Ensuite

8'0" x 7'0" (2.42m x 2.12m)

#### Bedroom Two

14'9" x 12'4" (4.50m x 3.76m)

#### Bedroom Three

13'3" x 8'8" (4.04m x 2.64m)

#### Walk In Wardrobe

6'8" x 4'3" (2.04m x 1.29m) Maximum

#### Bedroom Four

10'11" x 10'4" (3.33m x 3.14m)

#### Bathroom

12'7" x 6'4" (3.84m x 1.92m)

#### Conservatory

11'5" x 10'6" (3.47m x 3.19m)



#### Double Garage

19'11" x 16'7" (6.07m x 5.04m)





## 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, continue along past Porth Eirias on the left, turn right for Colwyn Bay and Old Colwyn, continue to the roundabout, turn left onto Abergele Road, continue through Old Colwyn, 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, proceed along this road and turn left onto Bwlch Y Gwynt Road.

Council Tax Band: TBC

Energy Performance Rating Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	47 E	
21-38	F		
1-20	G		

## 4 Bedroom Detached House

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