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65 Llysfaen Road  
Old Colwyn  
LL29 9HH



# Newly Refurbished Two Bedroom Mid Terrace House

2 Bedroom  
Mid Terrace House

65 Llysfaen Road  
Old Colwyn  
LL29 9HH

£139,950

Reference Number: RP3562  
29/04/2024

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

## Description

This two bedroom mid terrace house has recently been refurbished throughout. The property has not only been fully decorated with new flooring and carpets but also rewired, a new boiler installed and a new kitchen and shower room fitted. Outside there is a small front garden and a rear garden with paved seating area, lawn and variety of plants and shrubs. The accommodation on the ground floor comprises porch, lounge, kitchen and shower room. To the first floor there are two bedrooms, one with distant sea views and a w.c.

- ✓ TWO BEDROOM MID TERRACE HOUSE
- ✓ NEWLY REFURBISHED INCLUDING REWIRING, NEW BOILER, NEW KITCHEN & SHOWER ROOM
- ✓ DISTANT SEA VIEWS
- ✓ REAR GARDEN WITH PAVED SEATING AREA
- ✓ NO CHAIN

## Porch

1.85m x 0.86m (6'1" x 2'10")

## Lounge

3.71m x 3.47m (12'2" x 11'5")



## Kitchen

3.71m x 3.23m (12'2" x 10'7")



## Bedroom One

3.75m x 3.46m (12'4" x 11'4")



## Bedroom Two

2.54m x 3.23m (8'4" x 10'7") Maximum

## Shower Room

2.37m x 1.36m (7'9" x 4'6")



## W.C.

1.68m x 1.06m (5'6" x 3'6")

## Location

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. Eirias Park is close by and the beach is only 0.5 miles away. The larger resort town of Colwyn Bay with its larger shops is approximately two mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

## Directions

From the Rhos On Sea office turn right onto the Promenade and continue along passing Porth Eirias on the left hand side, turn right for Old Colwyn and proceed to the roundabout, turn left onto Abergele Road, continue through Old Colwyn, fork right onto Llysfaen Road.

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

Energy Performance Rating Band "E"

