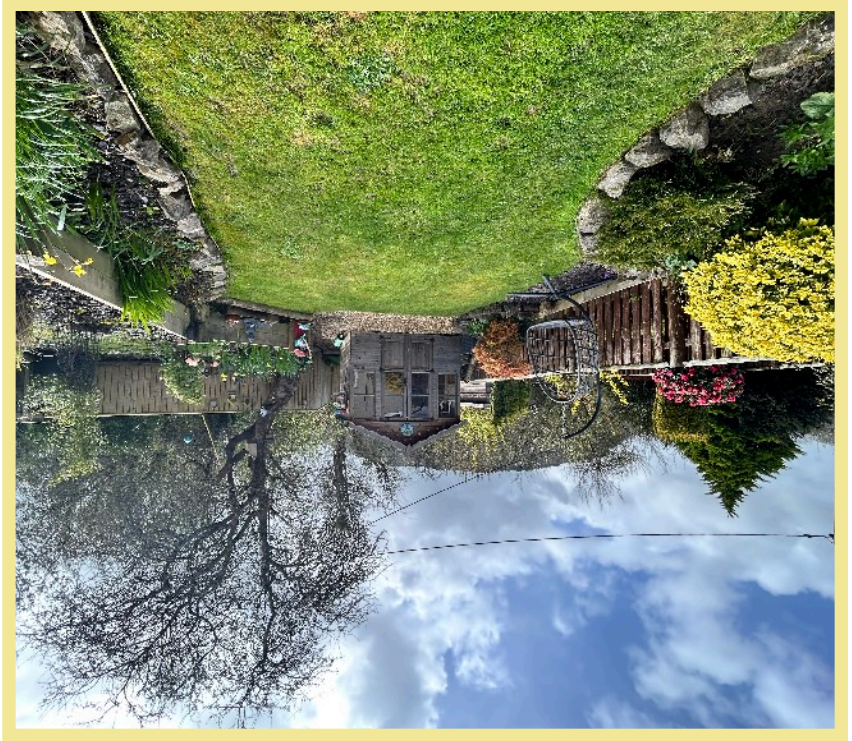
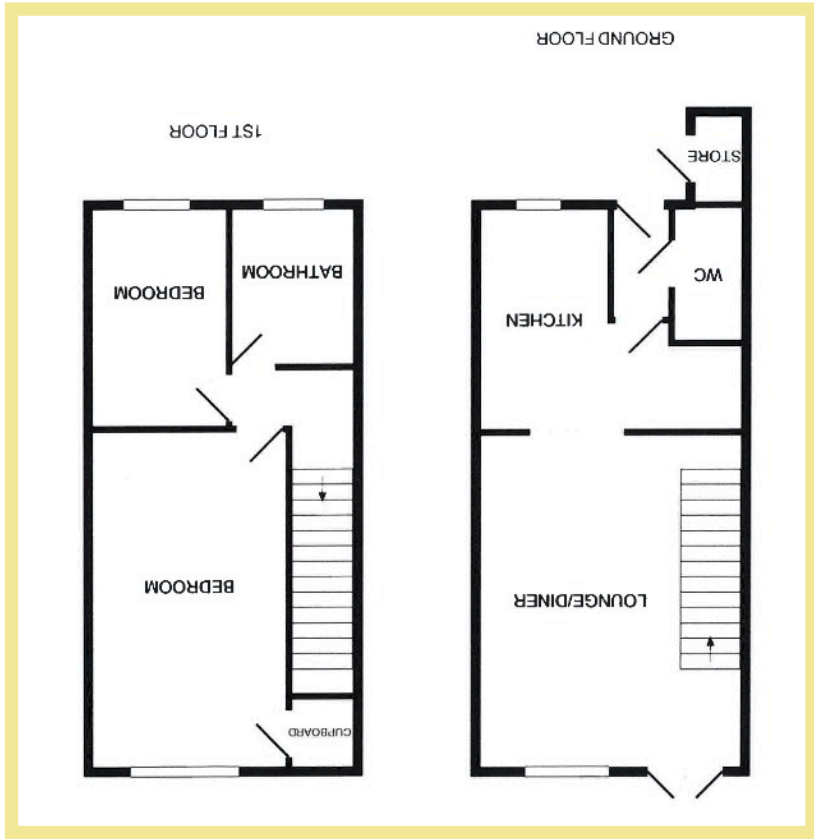


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

www.fletcherpoole.com

Fletcher & Poole



1 Ty Isaf
 Llanddulas
 LL22 8FR

Immaculately Presented Two Bedroom End Terrace House With Beautifully Landscaped Rear Garden

Description

This immaculately presented two bedroom end terrace house in Llanddulas is one of four that were built just over 20 years ago. To the front of the property there is a private courtyard area where there are two allocated parking spaces and to the rear there is a beautifully landscaped garden with paved seating area, lawn and a variety of well established plants and shrubs, the summer house is included.

The well maintained accommodation on the ground floor comprises entrance hall, w.c, kitchen and lounge/ diner with access to the garden. To the first floor there are two bedrooms and modern bathroom. There is gas central heating and upvc double glazing. Viewing is highly recommended to appreciate the size and layout of this deceptively spacious property.

- ✓ TWO BEDROOM END TERRACE HOUSE
- ✓ IMMACULATEDLY PRESENTED WELL MAINTAINED PROPERTY
- ✓ PARKING FOR TWO VEHICLES IN PRIVATE COURTYARD OF FOUR PROPERTIES
- ✓ BEAUTIFULLY LANDSCAPED REAR GARDEN

W.C.

2.00m x 0.91m (6'7" x 3'0")

Kitchen

3.98m x 3.16m (13'1" x 10'5") Maximum



Lounge/Diner

4.61m x 3.97m (15'2" x 13'0")



Bedroom One

4.67m x 2.96m (15'4" x 9'9")



Bedroom Two

3.09m x 2.01m (10'2" x 6'7")

Bathroom

2.08m x 1.85m (6'10" x 6'1")



Location

The property is located in the village of Llanddulas. The post office, chip shop, pub and primary school are nearby and there is good access to the A55 dual carriageway for easy access to Chester and the motorways beyond

Directions

From the Rhos On Sea office turn right towards the Promenade, 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, take the second exit signposted Llanddulas, proceed along the A547 through the village, turning right just before The Valentine Inn and right again into Ty Uchaf then continue to Ty Isaf.

Council Tax Band: "C"

Energy Performance Rating Band C

2 Bedroom
End Terrace
House

1 Ty Isaf
Llanddulas
LL22 8FR

£179,950

Reference Number: RP3546
09/04/24

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
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		