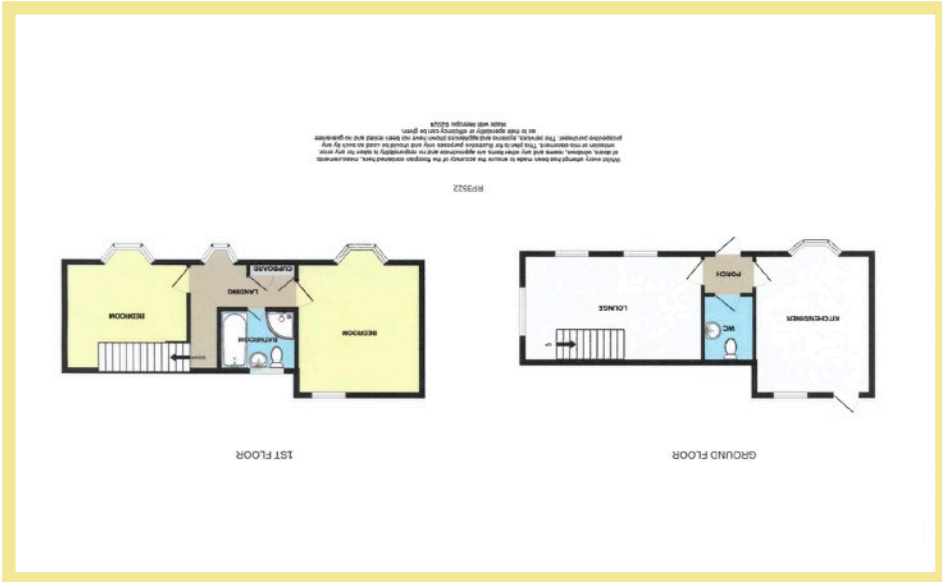


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

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



Roadside Cottage  
 Tan Y Graig Road  
 Llysfaen  
 LL29 8TY



# Two Bedroom End Terrace Cottage With Far Reaching Countryside Views

## Description

This two bedroom end terrace cottage is situated in a beautiful rural location with far reaching countryside views.

The accommodation on the ground floor briefly comprises of:

Porch, spacious lounge, kitchen/diner and w.c where the oil fired boiler is housed. Stairs lead up from the lounge to the first floor where there are two double bedrooms and a bathroom with separate shower. To the front of the cottage is a lay-by which offers parking and is owned by the cottage and a section of the field where the septic tank is found. The cottage benefits from UPVC double glazing and oil central heating. The rear garden is tiered and backs onto the cliff face, decked area, summer house and shed, all of which benefit from far reaching views.

- ✓ TWO BEDROOM END TERRACE COTTAGE
- ✓ SITUATED IN A RURAL LOCATION WITH FAR REACHING VIEWS
- ✓ TIERED GARDEN WITH SUMMER HOUSE BACKING ONTO THE CLIFF FACE
- ✓ DESIGNATED PARKING SPACE IN LAY-BY OWNED BY THE COTTAGE

## Porch

1.52m x 1.23m (5'0" x 4'1")

## Lounge

5.37m x 3.27m (17'8" x 10'9")



## Kitchen

4.27m x 3.47m (14'0" x 11'5")



## W.C.

2.26m x 1.50m (7'5" x 4'11")

## Landing

3.31m x 0.81m (10'11" x 2'8")

## Bedroom One

3.99m x 3.61m (13'1" x 11'10")



## Bedroom Two

3.66m x 3.31m (12'0" x 10'11")

## Bathroom

2.32m x 1.88m (7'8" x 6'2")



## 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, follow the road along the promenade, turn right for Old Colwyn, 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 where Roadside Cottage can be found on the left hand side opposite the lay-by.

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

Energy Performance Rating Band E

## 2 Bedroom End Terrace Cottage

Roadside Cottage  
Tan Y Graig Road  
Llysfaen  
LL29 8TY

**£169,950**

Reduced From  
**£179,950**

Reference Number: RP3522  
13/03/2024

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

