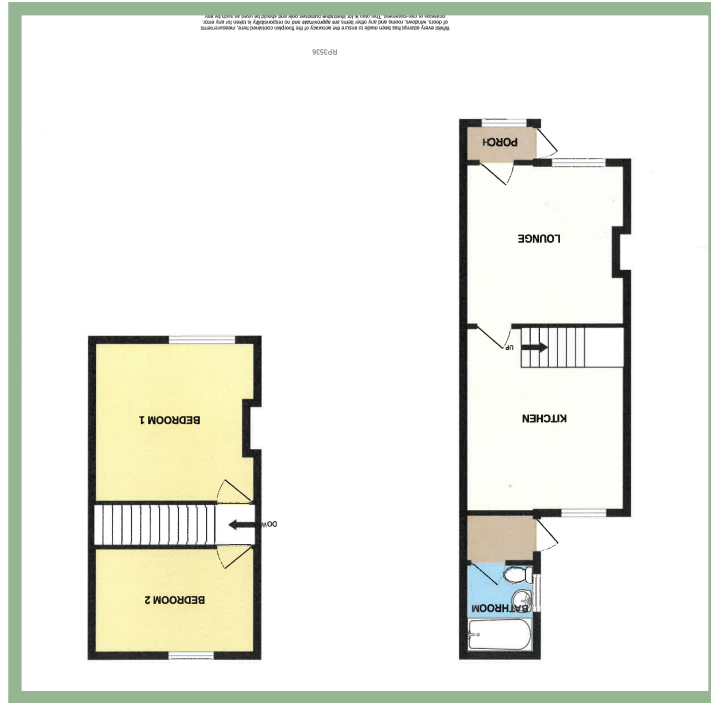


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



4 Pentregwyddel Terrace
Llysfaen
Conwy
LL29 8FB

Well Presented Two Bedroom Terraced Cottage With Off Road Parking Space

Description

This two bedroom terraced cottage is situated in Llysfaen, close to the local shops and amenities and is only a short drive to the A55 dual carriageway. The property has recently been redecorated and new carpets fitted. The cottage comprises of: Porch, lounge, kitchen/diner and bathroom to the ground floor. Stairs lead up from the kitchen to the first floor where there are two bedrooms. To the front there is an enclosed garden laid to lawn and to the rear there is an off road parking space for 1 car.

- ✓ WELL PRESENTED TWO BEDROOM TERRACED COTTAGE
- ✓ OFF ROAD PARKING SPACE AT THE REAR
- ✓ ENCLOSED FRONT GARDEN
- ✓ CLOSE TO LOCAL SHOPS & AMENITIES
- ✓ EASY ACCESS TO THE A55 DUAL CARRIAGEWAY

Lounge

3.66m x 3.64m (12' x 11'11")



Kitchen/Diner

4.15m x 3.55m (13'8" x 11'8")



Bedroom One

3.58m x 3.55m (11'9" x 11'8")

Bedroom Two



3.59m x 1.60m (11'10" x 5'3")

Bathroom

2.07m x 1.51m (6'10" x 5'0")



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 passing Porth Eirias on the left, turn right towards Old Colwyn, turn left onto Abergele Road, continue through Old Colwyn, continue up the hill, when the road turns into a dual carriageway turn right onto Clobryn Road and follow this road until the crossroads where you turn left onto Pentregwyddel Road.

Council Tax Band: "C" (provided on www.voa.gov.uk)

Energy Efficiency Rating: Band E

2 Bedroom Terraced Cottage

4 Pentregwyddel Terrace
Llysfaen
Conwy
LL29 8FB

£142,500

Reference Number: RP3536

26/03/24

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 c
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		