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Fletcher & Poole



1 Y Gelli
Llanddulas
LL22 8HQ

Three Bedroom Semi Detached House Situated In A Popular Residential Location Close To Local Amenities

Description

A three bedroom semi detached house situated in a sought-after location and close to the local amenities of Llanddulas. The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the open plan lounge/diner, landscaped gardens with hillside views and central village location. The accommodation on the ground floor briefly comprises, Hallway, spacious lounge/diner with a conservatory leading off it, fitted kitchen and cupboard under the stairs. Upstairs there is landing, master bedroom with ensuite, a second double bedroom with hillside views, a single bedroom, family bathroom and cupboard over the stairs. Outside to the front there is off road parking for two cars, with the front garden laid to lawn with mature shrubs and trees with a side gate to access the rear garden. The rear garden has a flagged patio area off the conservatory, with steps leading down to a large sunny decked area with raised planters with a variety of mature shrubs and trees with access to a garden shed

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED IN A CENTRAL VILLAGE LOCATION
- ✓ FAR REACHING HILLSIDE VIEWS TO THE REAR
- ✓ LANDSCAPED GARDENS WITH SUNNY DECKED AREA
- ✓ OFF ROAD PARKING
- ✓ NO CHAIN

Hallway

1.93m x 1.02m (6'4" x 3'4")

Lounge

4.82m x 3.79m (15'10" x 12'5")



Dining

2.98m x 2.20m (9'9" x 7'3")

Conservatory

2.96m x 2.10m (9'9" x 6'11")

Kitchen

3.26m x 2.52m (10'9" x 8'3")



Cupboard

1.18m x 0.94m (3'11" x 3'1")

Bedroom One

4.25m x 2.83m (13'11" x 9'4")

Ensuite

2.62m x 0.78m (8'7" x 2'7")

Bedroom Two

2.81m x 3.03m (9'3" x 9'11")

Bedroom Three

2.37m x 1.94m (7'9" x 6'5")

Bathroom

1.92m x 1.76m (6'4" x 5'9")

Cupboard

1.00m x 0.68m (3'3" x 2'3")

Location

The property is located in the village of Llanddulas. The post office, 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 for Y Gelli.

Council Tax Band: "C"

Energy Performance Rating Band C

3 Bedroom
Semi Detached
House

1 Y Gelli
LLanddulas
LL22 8HQ
NO CHAIN

£199,950

Reference Number:RP3568
2/05/24

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:
rhoneonsea@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		