

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 for you.

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

Fletcher & Poole





# A Characterful Detached Four Bedroom Property Situated In A Rural Location With Countryside Views

## Description

Surrounded by countryside and yet only a short drive to local amenities this four bedroom detached house is full of character and charm and well worth a viewing to appreciate the size and layout. Particularly impressive is the lounge with its high vaulted ceiling, exposed beams, arched windows and stairs leading to a galleried landing. Viewing is highly recommended to appreciate the spacious layout, rural location and countryside views.

The accommodation in brief comprises of porch, dining room with exposed beams and inglenook fireplace and opening into the kitchen and utility area, reception room/play room, light and spacious lounge with access to the rear garden and stairs leading to the galleried landing and first floor accommodation which comprises of four bedrooms, the master with an ensuite shower room and family bathroom. There is a garage, off road parking to the side and rear garden which has lawn and decked area and views over the fields.

- ✓ CHARACTERFUL FOUR BEDROOM DETACHED PROPERTY
- ✓ SITUATED IN A RURAL LOCATION WITH COUNTRYSIDE VIEWS
- ✓ SPACIOUS & WELL PLANNED ACCOMMODATION

## Lounge Area

22'4" x 13'6" (6.81m x 4.11m) Maximum



## Dining Area

14'0" x 12'0" (4.26m x 3.66m) Maximum

## Kitchen Area

9'0" x 7'4" (2.74m x 2.23m)



## Utility Area

8'9" x 8'0" (2.66m x 2.43m)

## Reception/Play Room

12'0" x 8'2" (3.66m x 2.49m)

## Galleried Landing

13'7" x 9'2" (4.14m x 2.79m) Maximum

## Bedroom One

13'5" x 13'2" (4.09m x 4.01m) Maximum



## Ensuite Shower Room

7'11" x 7'1" (2.41m x 2.16m) Maximum

## Bedroom Two

17'8" x 8'6" (5.38m x 2.59m)

## Bedroom Three

12'3" x 9'3" (3.73m x 2.82m)

## Bedroom Four

6'10" x 4'1" (2.08m x 1.24m)

## Bathroom

8'9" x 5'1" (2.66m x 1.55m)

## Garage

17'8" x 8'6" (5.38m x 2.59m)

## Location

The property is located close to the village of Llysfaen with its general stores, post office, inn/restaurant and primary school and also close to Old Colwyn and its wider range of shops and other local amenities.

## Directions

From the Rhos on Sea office turn towards the promenade, turn right on to the promenade, follow this road for about a mile, take the turn off signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, go straight on, pass the football ground on the right, carry straight on, pass Bryn Rodyn Farm and up the hill and along this road until you get to a crossroads, turn left onto B5381, where Bryn Morfydd Cottages can be found on the right

Council Tax Band: "F" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band E

4 Bedroom  
Detached  
House

4 Bryn Morfydd  
Cottages  
Dolwen Road  
LLysfaen  
LL29 8AJ

**£339,950**

Reference Number: RP3748

8/10/24

Fletcher & Poole,  
1A Penrhyn Avenue  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

## Valuation

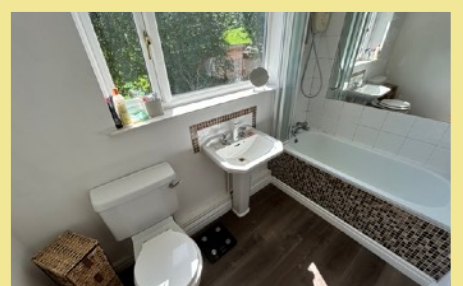
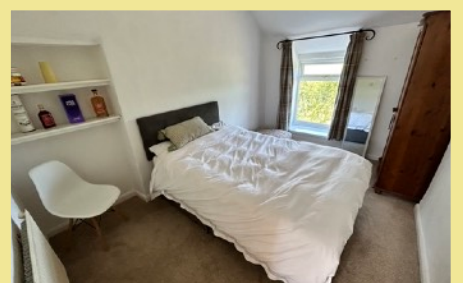
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		