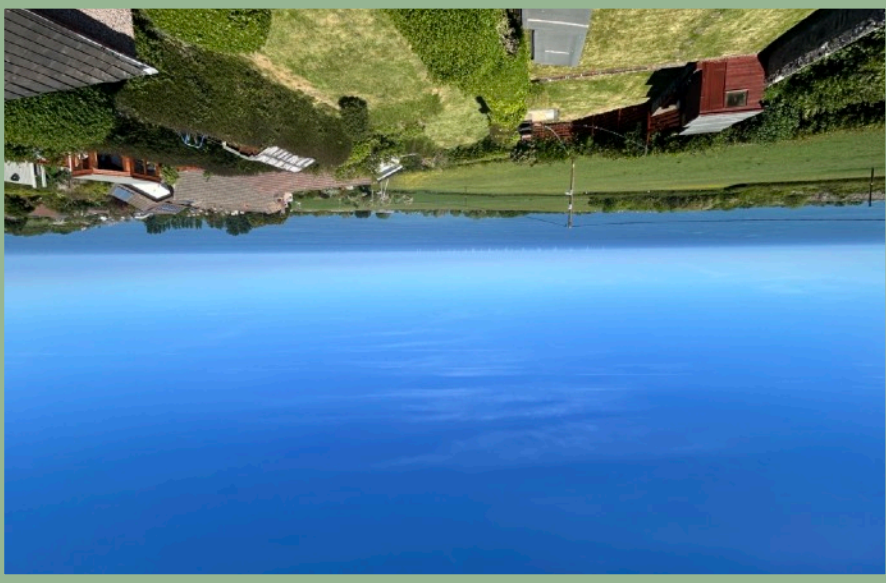


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property to do so on behalf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



3 Cynfran Road  
Llysfaen  
LL29 8SU



# Three Bedroom Semi Detached House with Far Reaching Views

## Description

This three bedroom semi detached house is situated in the popular village location of Llysfaen. The well maintained property has deceptively spacious accommodation including an open plan sitting/dining room and three double bedrooms. There is also an open aspect to the rear with views over the fields and to the sea. Outside there is a garden to the front and parking to the side. The good size rear garden is laid to lawn with a paved seating area and sheds which are ideal for storage and work shop. The accommodation comprises of hallway, lounge with bay window to the front aspect, open plan sitting/dining room with multifuel burner and access to the kitchen and utility room. To the first floor there are three double bedrooms, two with far reaching views and a family bathroom. There is UPVC double glazing and LPG heating with a boiler that was installed in May 2024.

- ✓ TRADITIONAL STYLE THREE BEDROOM SEMI DETACHED HOUSE
- ✓ WELL MAINTAINED PROPERTY WITH GENEROUS SIZE ACCOMMODATION
- ✓ SITUATED IN A POPULAR VILLAGE LOCATION
- ✓ OFF ROAD PARKING WITH A GOOD SIZE GARDEN & OPEN ASPECT TO REAR WITH SEA VIEWS

## Hallway

3.86m x 1.83m (12'8" x 6'0")

## Lounge

3.78m x 3.33m (12'5" x 10'11") Maximum



## Kitchen

3.13m x 2.55m (10'3" x 8'5")



## Sitting/Dining Room

5.28m x 3.42m (17'4" x 11'3") Maximum

## Sunroom

2.55m x 1.11m (8'5" x 3'8")

## Bedroom One

3.86m x 3.14m (12'8" x 10'4") Maximum



## Bedroom Two

3.39m x 2.75m (11'2" x 9'0")

## Bedroom Three

2.42m x 2.42m (8'0" x 8'0")

## Bathroom

2.07m x 2.05m (6'10" x 6'9")



## 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 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. Leave the A55 at the second exit signposted Old Colwyn turning right at the end of the slip road. Proceed up the hill and turn left at the roundabout continuing through Old Colwyn passing Aldi on the right. At the top of the hill turn right into Highlands Road, proceeding onto Ffordd y Llan. Continue past the "Semaphore" taking the next left and proceed a short distance before turning right onto Cynfran Road.

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

## 3 Bedroom Semi Detached House

3 Cynfran Road  
Llysfaen  
LL29 8SU

£224,950

Reference Number:RP3838  
29/01/25

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

