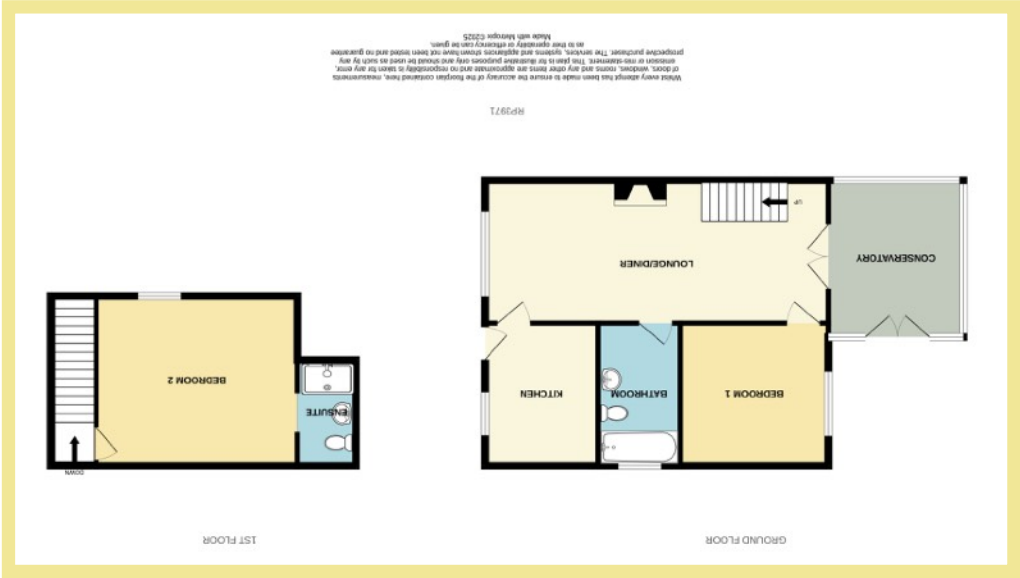
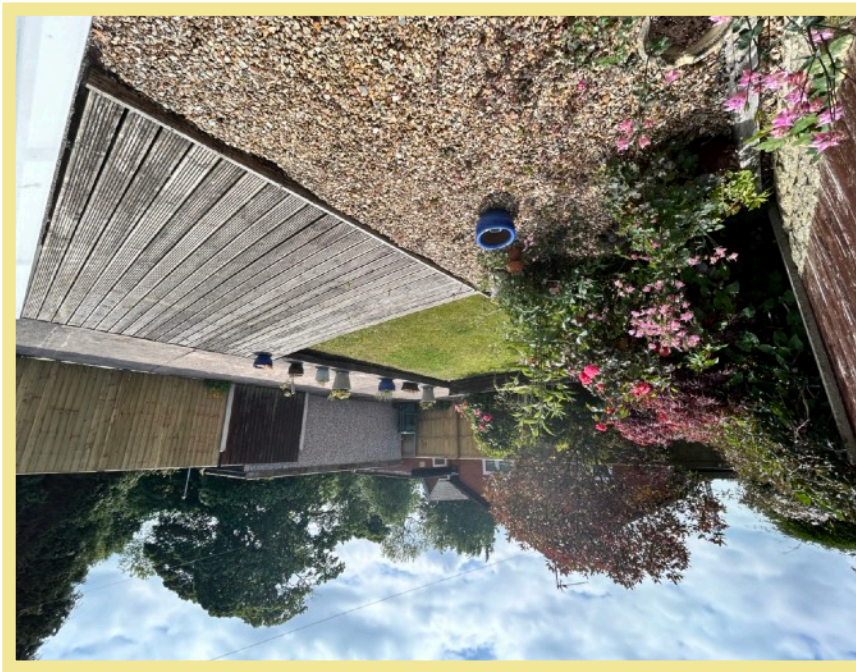


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com



36 Gadlas Road
Llysfaen
LL29 8TB

Spacious Two Bedroom Semi Detached Dormer Bungalow Situated In The Popular Village Of Llysfaen

Description

A spacious two bedroom semi-detached dormer bungalow situated in the popular village of Llysfaen with a large open plan lounge/diner, kitchen, good sized conservatory, one bedroom and bathroom downstairs and a further bedroom and ensuite shower room upstairs. The rear enclosed garden is lawned with fenced borders of well established plants & shrubs, garden shed and paved patios seating area. With off road parking on the driveway to the front. Benefitting from electric heating and UPVC double glazed windows throughout. Viewing is highly recommended to appreciate this spacious dormer bungalow with its convenient location.

- ✓ TWO BEDROOM SEMI DETACHED DORMER BUNGALOW
- ✓ SITUATED IN THE POPULAR VILLAGE OF LLYSFAEN
- ✓ SPACIOUS OPEN PLAN LOUNGE/DINER
- ✓ OFF ROAD PARKING
- ✓ ENCLOSED REAR GARDEN
- ✓ NO CHAIN

Lounge/Diner

7.99m x 3.29m (25'7" x 10'10")



Kitchen

3.27m x 2.63m (10'9" x 8'8")



Conservatory

3.55m x 3.14m (11'8" x 10'4")



Bathroom

3.28m x 1.90m (10'9" x 6'3")



Bedroom One

3.28m x 3.13m (10'9" x 10'3")

Bedroom Two

4.66m x 3.91m (15'4" x 12'10")

Ensuite Shower Room

2.43m x 1.29m (8'0" x 4'3")

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 towards the promenade, turn right onto the promenade, proceed to the end of the promenade bearing right onto Wynnstay road, at the top turn left onto Abergele Road, proceed up the hill, turn right onto Clobryn Road, at the cross roads, go straight on, at the T junction bear left onto Gadlas Road.

Energy Performance Rating Band E

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

2 Bedroom
Semi Detached
Dormer Bungalow

36 Gadlas Road
Llysfaen
LL29 8TB

£199,950

NO CHAIN

Reference Number:RP3971
22/05/25

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

Registered Company
Number 4687367

Valuation

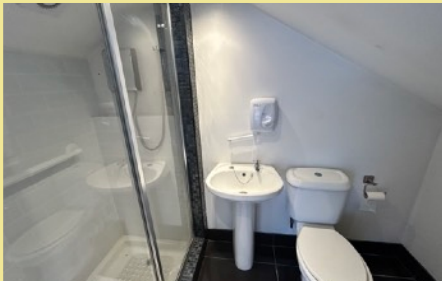
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhos@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		