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Fletcher & Poole



21 Rhodfa Lwyd
Llysfaen
LL29 8BH

Three Bedroom Semi Detached House Situated In The Popular Village Of Llysfaen

Description

This three bedroom semi detached family house is situated in the popular village of Llysfaen. Walking distance to the local school & shops. A short drive into Colwyn Bay. With a porch, lounge, kitchen/ diner with understairs storage, conservatory on the ground floor. Stairs lead up to the first floor where there are three bedrooms, two doubles and one single and a family bathroom. Outside to the rear is a detached garage and garden with fenced borders, paved for low maintenance. Access at the side of the house to the front where there is a lawned garden and driveway with off road parking. Benefitting from UPVC double glazed windows, solar panels and gas fired central heating throughout. Viewing is highly recommended to appreciate the popular village location and property on offer.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ ENCLOSED REAR GARDEN
- ✓ CONSERVATORY
- ✓ OFF ROAD PARKING & DETACHED GARAGE
- ✓ POPULAR VILLAGE LOCATION
- ✓ NO CHAIN

Lounge

4.80m x 3.46m (15'9" x 11'4")



Kitchen/Diner

4.43m x 2.88m (14'7" x 9'6")



Porch

1.52 x 1.21m (5'0" x 4'0")

Conservatory

3.70m x 2.74m (12'2" x 9'0")



Bedroom One

4.31m x 2.54m (14'2"x 8'4")



Bedroom Two

3.11m x 2.54m (10'3" x 8'4")

Bedroom Three

3.46m x 1.86m (11'4" x 6'2")

Bathroom

1.87m x 1.85m (6'2" x 6'1")

Garage

6.65m x 2.81m (21'10" x 9'3")

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 and first left onto Rhodfa Lwyd.

Council Tax Band: "C" (provided on www.voa.gov.uk)
Energy Performance Rating Band "D"

3 Bedroom
Semi Detached
House

21 Rhodfa Lwyd
Llysfaen
LL29 8BH

£179,950

NO CHAIN

Reference Number:RP3983
3/06/25

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
web: www.fletcherpoole.com

