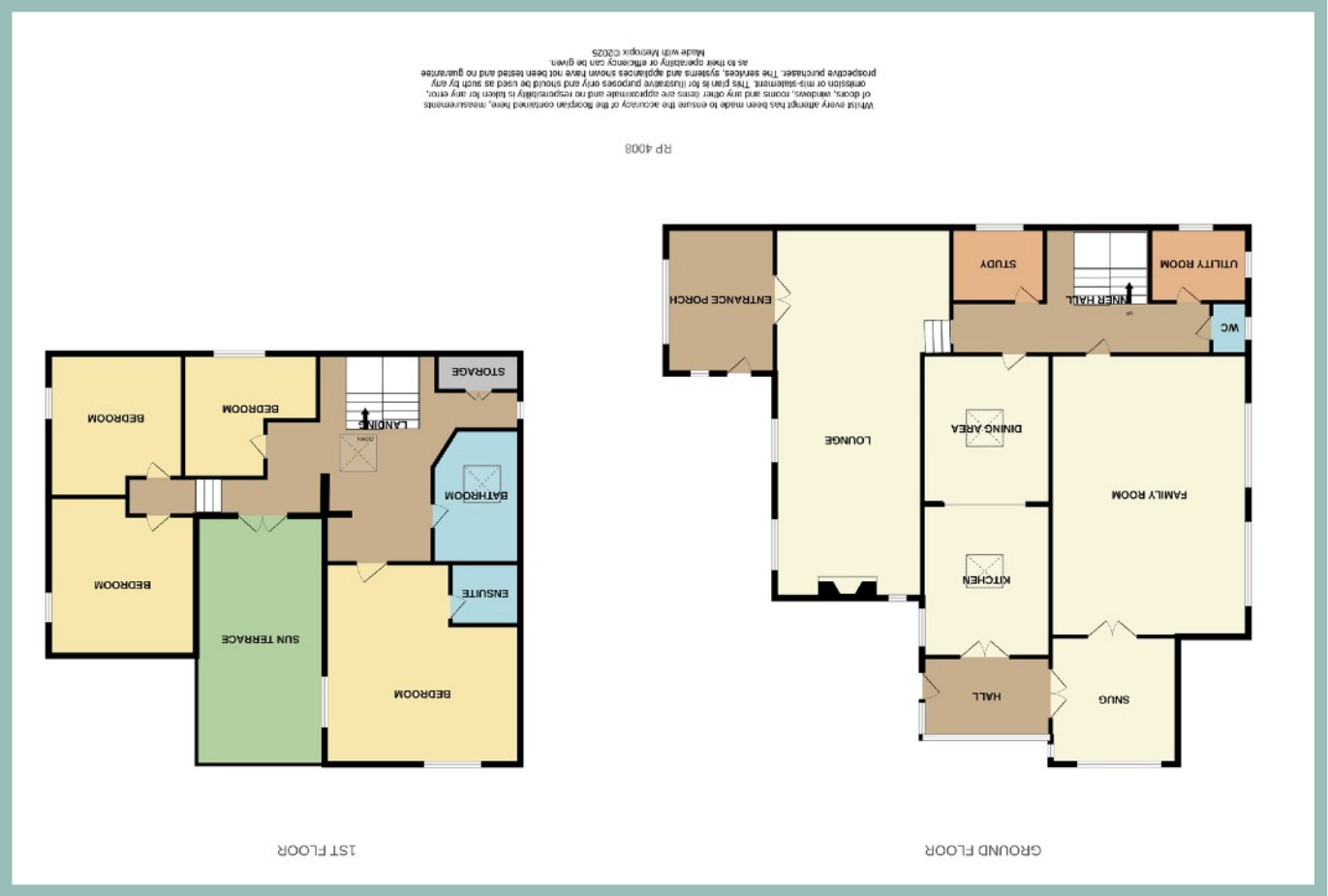


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



SPACIOUS FOUR BEDROOM DETACHED HOUSE SITUATED IN A RURAL LOCATION

Description

This spacious four bedroom detached house has been extended by the current vendors and a lovely family home created full of character and charm. Situated in a rural location and yet only minutes from amenities viewing is highly recommended to not only appreciate the size and layout of the rooms but also the grounds that it is set within. To the front of the property there is driveway with parking and a lawn surrounded by well established plants and shrubs. A decked seating area to the side has been created with direct access to the property and then a further driveway leads to the rear of the property, again with ample parking and access to a double garage which has been partitioned to make an office and separate W.C. and a further outhouse/garage. Also to the rear of the property there is a large level plot laid to lawn and with the potential for further development with the relevant planning permission.

The accommodation on the ground floor comprises of a good size entrance porch, lounge with exposed beams and impressive stone fire place with wood burner, office, utility room, W.C., open plan kitchen/diner with light flooding through the sky lights, a light and spacious family/games room, snug and side porch. To the first floor there are four bedrooms, the master with an ensuite and a good size family bathroom. Off the landing there is access to a sun terrace.

There is UPVC double glazing and oil heating.

- ✓ SPACIOUS FOUR BEDROOM DETACHED HOUSE
- ✓ WELL PLANNED ACCOMMODATION FULL OF CHARACTER AND CHARM
- ✓ OCCUPIES A GOOD SIZE PLOT & HAS THE POTENTIAL FOR DEVELOPMENT WITH THE RELEVANT PLANNING PERMISSION
- ✓ RURAL LOCATION BUT ONLY MINUTES AWAY FROM AMENITIES
- ✓ TWO DRIVEWAYS, GARAGE, OUTHOUSE & GARDEN THAT INCLUDES A LARGE LEVEL PLOT



4 Bedroom
Detached
House

Gloddaeth View
Gilfach Road
Bryn Pydew
LL31 9JX

£549,950

Reference Number: RP4008
23/06/2025

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: rhosonsea@fletcherpoole.co
m
web: www.fletcherpoole.com





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Lounge
7.20m x 3.80m (23'7" x 12'6")

Study
2.20m x 1.90m (7'3" x 6'3")

Utility Room
2.80m x 2.10m (9'2" x 6'11")

Kitchen/Diner
8.20m x 3.40m (26'11" x 11'2")

Family/Games Room
7.70m x 5.40m (25'3" x 17'9")

Snug
3.50m x 3.40m (11'6" x 11'2")

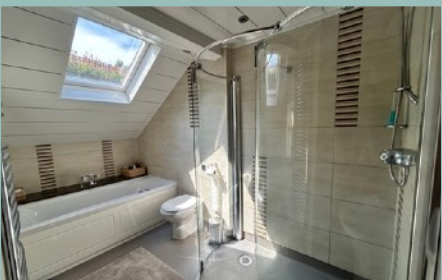
Bedroom One
5.60m x 5.50m (18'4" x 18'0")

Bedroom Two
3.80m x 3.80m (12'6"x 12'6")

Bedroom Three
4.10m x 3.00m (13'6" x 9'10")

Bedroom Four
3.20m x 3.20m (10'6" x 10'6") Maximum

Bathroom
3.70m x 1.70m (12'2" x 5'7")

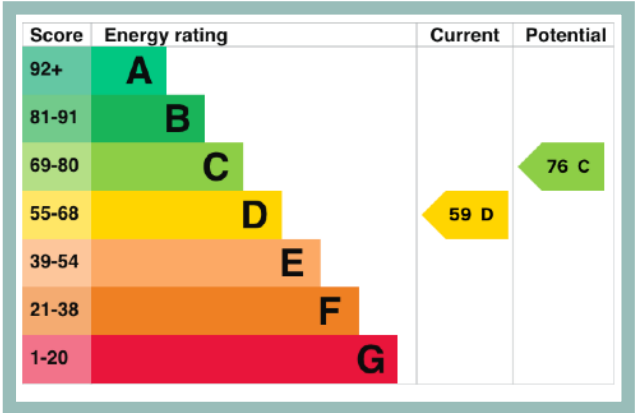


Garage

7.27m x 5.48m (23’10” x 18’0”)

Garage/Outhouse

6.08m x 3.06m (19’11” x 10’0”)



Location

The property is located nearby the popular busy coastal resort of Llandudno with its wealth of shops and other amenities, Victorian Pier and Promenade, Theatre, Ski Slope and Swimming Pool. It is convenient for the A55 for easy access to Chester and the motorways beyond. The walled town of Conwy is also within a short distance

Directions

From the Rhos on Sea office turn towards the Promenade, turn left onto the Promenade, continue along this road passing the golf course on the left, take the next left onto Morfa Road, left onto Marine Road, at the roundabout go straight across onto Llanrhos Road which changes into Gloddaeth Lane. Turn left onto Lon Yr Efail and right onto Gilfach Road.

Council Tax Band: “F” (provided on voa.gov.uk)

Energy Performance Rating Band D

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Detached
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