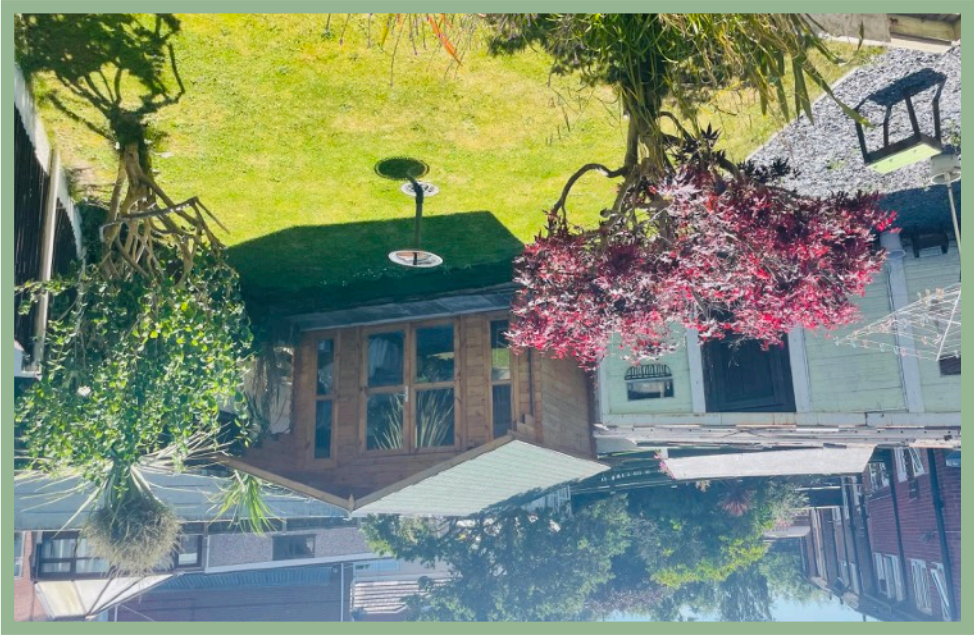
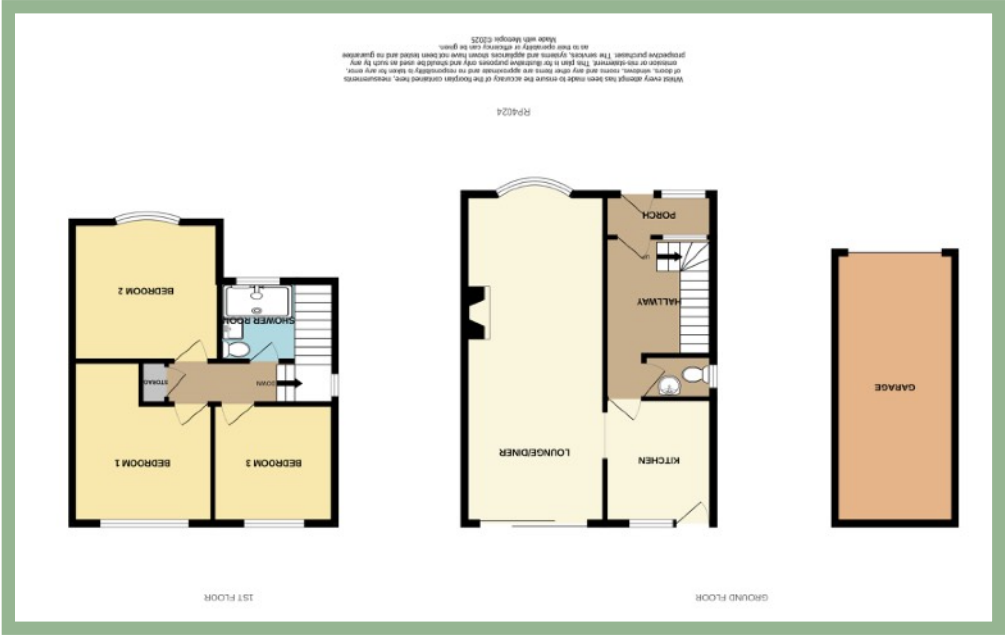


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com



50 Cynfran Road  
Llysfaen  
LL29 8SU



# Three Bedroom Semi Detached House Occupying A Large Corner Plot In The Popular Village Of Llysfaen

## Description

This three bedroom semi detached family house occupies a large corner plot in the popular village of Llysfaen. A short drive from both Colwyn Bay & Rhos on Sea. The enclosed sunny rear garden is lawned with summerhouse and patio seating area. Outside to the front is a wrap around lawned area and off road parking on the driveway with access into the detached garage. Benefitting from gas central heating and UPVC double glazed windows throughout. Viewing is highly recommended to appreciate the accommodation on offer and its popular location. The ground floor comprises of:- Entrance porch, hallway with w.c, kitchen opening into the spacious lounge/diner with fireplace and bay window. To the first floor there are three double bedrooms and a family shower room. The bedroom to the front has far reaching sea views.

- ✓ THREE BEDROOM SEMI DETACHED FAMILY HOUSE
- ✓ OCCUPYING A LARGE CORNER PLOT
- ✓ LARGE SUNNY ENCLOSED REAR GARDEN WITH SUMMERHOUSE AND PATIO SEATING AREA
- ✓ OFF ROAD PARKING ON THE PRIVATE DRIVE
- ✓ DETACHED GARAGE
- ✓ OPEN PLAN LOUNGE/KITCHEN/DINER
- ✓ SITUATED IN A POPULAR VILLAGE LOCATION

## Porch

2.49m x 0.99m (8'2" x 3'3")

## Hallway

2.81m x 2.68m (9'3" x 8'10")

## Lounge/Diner

7.58m x 3.24m (24'10" x 10'8")



## Kitchen/Diner

3.06m x 2.92m (10'0" x 9'7")



## W.C.

1.72m x 1.04m (5'8" x 3'5")

## Bedroom One

3.73m x 3.30m (12'3" x 10'10")



## Bedroom Two

3.38m x 3.21m (11'1" x 10'7")

## Bedroom Three

2.81m x 2.75m (9'3" x 9'0")

## Shower Room

2.38m x 1.78m (7'10" x 5'10")



## Garage

6.25m x 2.77m (20'6" x 9'1")

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

## 3 Bedroom Semi Detached House

50 Cynfran Road  
Llysfaen  
LL29 8SU

**£239,950**

Reduced From £250,000  
Reference Number:RP4024  
7/07/25.

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)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		