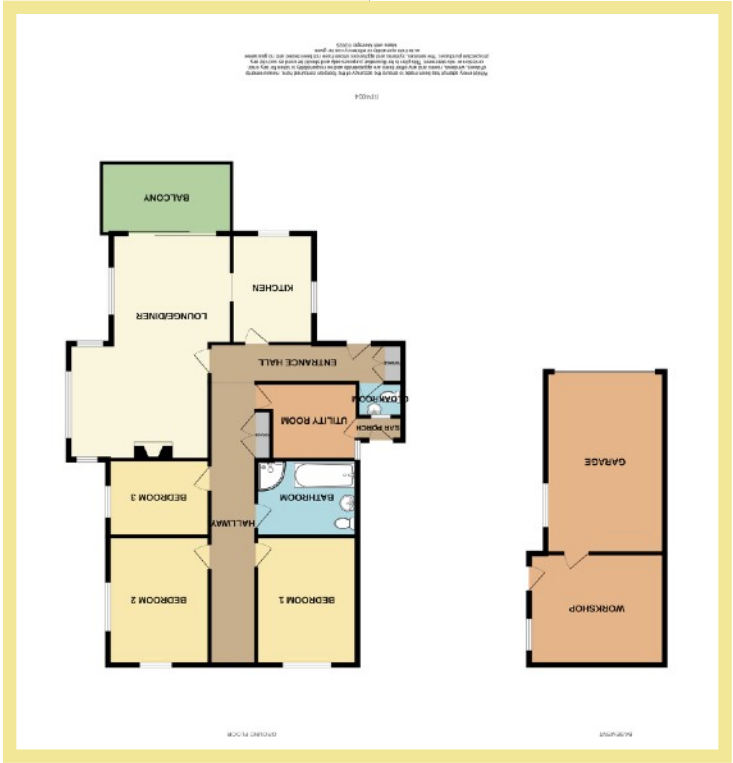


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Eithinog
Tan Y Graig Road
Llysfaen
LL29 8UD

Three Bedroom Detached Bungalow On A Large Corner Plot With More Than Ample Off Road Parking & Balcony With Far Reaching Countryside Views

Description

Situated on a large corner plot with wrap around gardens and more than substantial off road parking large enough for a motorhome and/or boat & trailer plus numerous vehicles this elevated three bedroom detached bungalow is located on the outskirts of Llysfaen village. A short drive to both Colwyn Bay & Rhos on Sea. With a large balcony off the lounge/ diner making a lovely space to relax and take in the far reaching views over the countryside to the coast beyond. This property comprises of:- Steps up to the front door, spacious hallway with built-in storage and cloakroom, light & large lounge/diner with dual aspect picture windows, fireplace and sliding doors out onto the large balcony. Kitchen, utility room and rear porch opening out onto the garden. Three double bedrooms and bathroom with separate bath & shower. Garage and workshop under the property. To the front there is a large driveway with all that space for parking, lawned garden to the side and low maintenance gravelled garden to the rear. There is additional parking on the block paved driveway at the rear behind metal gates. Benefitting from gas central heating & UPVC double glazed windows throughout. Viewing is essential to appreciate the spacious accommodation, substantial off road parking and semi-rural location this bungalow has to offer.

- ✓ ELEVATED THREE BEDROOM DETACHED BUNGALOW
- ✓ LARGE CORNER PLOT
- ✓ WRAP AROUND GARDENS
- ✓ MORE THAN SUBSTANTIAL OFF ROAD PARKING
- ✓ GARAGE & WORKSHOP
- ✓ DUAL ASPECT OPEN PLAN LOUNGE/ DINER
- ✓ LARGE BALCONY WITH FAR REACHING VIEWS
- ✓ SEMI RURAL LOCATION
- ✓ NO CHAIN

Hallway

7.29m x 1.21m (23’11” x 4’0”)

Kitchen

3.49m x 2.59m (11’5” x 8’6”)



Utility

2.61m x 2.15m (8’7” x 7’1”)

Cloakroom

1.75m x 0.72m (5’9” x 2’5”)

Rear Porch

1.81m x 0.87m (6’0” x 2’11”)

Lounge/Diner

6.82m x 4.47m (22’5” x 14’8”)



Balcony

4.36m x 2.25m (14’4” x 7’5”)

Bedroom One

4.12m x 3.20m (13’6” x 10’6”)

Bedroom Two

4.12m x 3.20m (13’6” x 10’6”)

Bedroom Three

2.73m x 2.43m (9’0” x 8’0”)

Bathroom

2.60m x 2.10m (8’7” x 6’11”)

Garage

5.74m x 3.75m (18’10” x 12’4”)

Workshop

4.17m x 3.54m (13’8” x 11’7”)

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, follow the road along the promenade, turn right for Old Colwyn, turn left onto Abergele Road, continue through Old Colwyn, turn right onto Highlands Road, as you reach the top of the road where it starts to level out, bear right onto Tan Y Graig Road.

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

Energy Performance Rating Band E

3 Bedroom
Detached
Bungalow

Eithinog
Tan Y Graig Road
LLysfaen
LL29 8UD

£369,950

NO CHAIN

Reference Number:RP4034
11/07/2025

Valuation

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

87367

Viewing

By appointment contact:

tel: 01492 549178

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

