

Please contact us before viewing the property, if there is any point of particular importance to you are contemplating travelling some distance to view the property. We will also confirm that the property remains available. This is particularly important if you are considering travelling some distance to view the property. 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. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller or contractor. The seller does not make any representations or warranties of fact and they do not constitute any part of an offer or contract. We strongly recommend that all the information which we provide to you is given to your solicitors.

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Fletcher Pool

F&P



16 Alltwen
Llysfaen
LL29 8PG

Two Bedroom Semi Detached House Enjoying Far Reaching Sea Views From The Front Aspect

Description

This two bedroom semi-detached house is situated close to the amenities of Llysfaen and only a short drive to the coast. In fact from the front aspect there are distant sea views. The well planned accommodation benefits from a good size kitchen/diner as the property has been extended to the rear. Also within the last three years a new LPG boiler has been installed along with cavity wall and loft insulation and outside a new driveway created. This property is an ideal opportunity for a first-time buyer.

The accommodation on the ground floor comprises of porch, lounge and kitchen/diner with access to the garden. To the first floor there are two bedrooms one with fitted wardrobes and a family bathroom. There is gas central heating and UPVC double glazing. Outside to the front there is off road parking and an enclosed rear garden with a shed to the side, a paved seating area and lawn.

- ✓ TWO BEDROOM SEMI DETACHED HOUSE
- ✓ WELL PLANNED ACCOMMODATION BENEFITTING FROM GOOD SIZE KITCHEN/DINER
- ✓ SITUATED CLOSE TO AMENITIES & WITH FAR REACHING SEA VIEWS FROM THE FRONT ASPECT
- ✓ OFF ROAD PARKING & GOOD SIZE REAR GARDEN

Porch

1.59m x 0.78m (5'3" x 2'7")

Lounge

3.99m x 3.63m (13'1" x 11'11")



Kitchen/Diner

5.59m x 3.55m (18'4" x 11'8") Maximum



Bedroom One

3.61m x 2.79m (11'10" x 9'2")

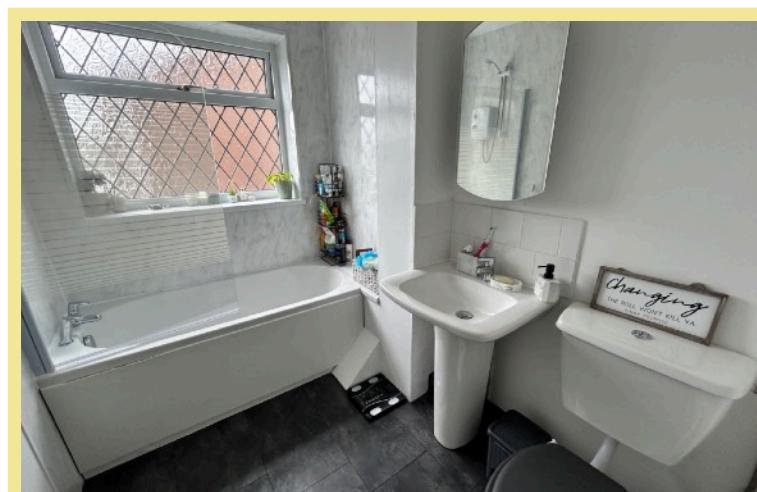


Bedroom Two

3.56m x 1.98m (11'8" x 6'6")

Bathroom

2.39m x 1.69m (7'10" x 5'7")



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 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. Continue straight ahead at the junction with Glyndwr Road, taking the next right into Alltwen.

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

Energy Efficiency Rating: Band G

2 Bedroom Semi Detached House

16 Alltwen
Llysfaen
LL29 8PG

£170,000

Reference Number: RP4061
5/08/25

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:

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

