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www.fletcherpoole.com



18 Cynfran Road
Llysfaen
LL29 8SU

Traditional Style Three Bedroom Semi Detached Family House With Annexe & Large Rear Garden With Far Reaching Sea Views

Description

This traditional style three bedroom semi-detached family house is situated in the popular village of Llysfaen. A short drive to Colwyn Bay. Well planned and deceptively spacious with a separate annexe building housing a bedroom/office and shower room-an ideal space to work or run a business from home. A large enclosed rear garden is partly laid to lawn with patio seating area and far reaching sea views from the elevated paved patio. To the front steps lead up through the garden to the front door, hallway with understairs storage, spacious lounge/diner with feature fireplace and bay window to the front, dining area has sliding doors into the conservatory, kitchen with integrated:-double oven, ceramic hob with extractor hood. Space & plumbing for a dishwasher, washing machine and dryer. Sliding doors lead out into the rear garden. Stairs in the entrance hall lead up to three double bedrooms, one with a bay window to the front & the far reaching sea views and family shower room. UPVC double glazed windows and LPG central heating are throughout the property with solar panels on the roof.

- ✓ TRADITIONAL STYLE THREE BEDROOM SEMI-DETACHED FAMILY HOUSE
- ✓ SEPARATE ANNEXE WITH BEDROOM/OFFICE & SHOWER ROOM-AN IDEAL SPACE TO RUN A BUSINESS/WORK FROM HOME
- ✓ SITUATED IN A POPULAR VILLAGE LOCATION
- ✓ LARGE ENCLOSED REAR GARDEN WITH FAR REACHING SEA VIEWS

Hall

3.85m x 1.82m (12'8" x 6'0")

Lounge/Diner

7.71m x 3.30m (25'4" x 10'10")



Kitchen

6.05m x 2.38m (19'10" x 7'10")



Conservatory

3.29m x 2.25m (10'10" x 7'5")

Annexe Bedroom/Office

3.30m x 2.45m (10'10" x 8'1")

Shower Room

2.45m x 1.63m (8'1" x 5'4")

Bedroom One

3.25m x 3.13m (10'8" x 10'3")



Bedroom Two

3.42m x 2.74m (11'3" x 9'0")

Bedroom Three

2.45m x 2.41m (8'1" x 7'11")

Shower Room

2.02m x 1.97m (6'8" x 6'6")



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)
Energy Efficiency Rating: Band E

3 Bedroom Semi Detached House

18 Cynfran Road
Llysfaen
LL29 8SU

£189,950

Reference Number:RP4072
13/08/25

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

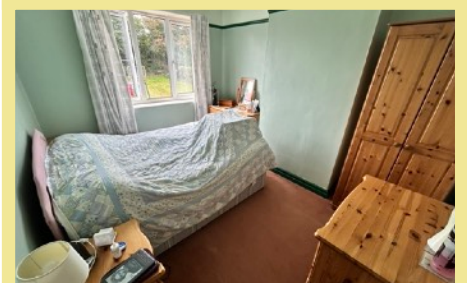
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	53 E
21-38	F		
1-20	G		