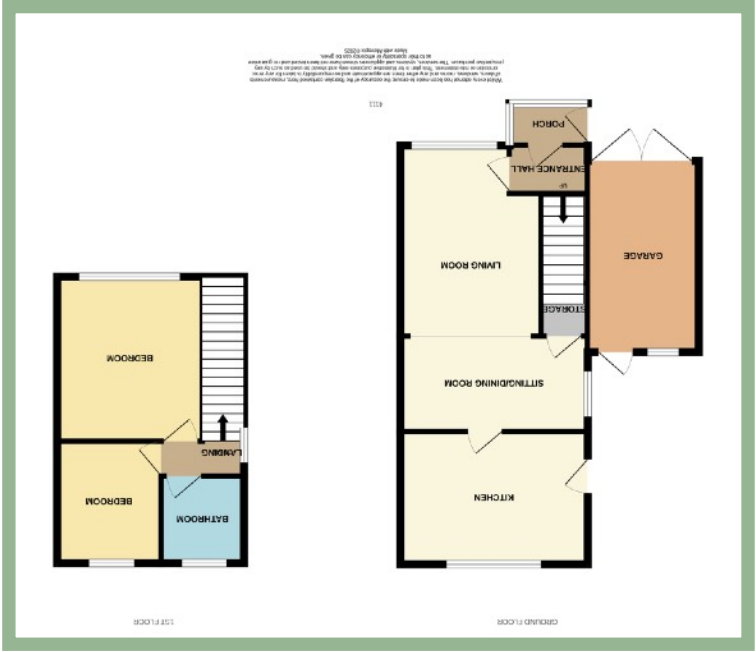


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



35 Alltwn
Llysfaen
LL29 8PG

Well Planned Two Bedroom Semi Detached House with Off Road Parking & Garage

Description

This two bedroom semi detached house is situated in the popular village of Llysfaen with local shops, school and other amenities. The well planned accommodation benefits from a good sized kitchen as the property has been extended to the rear. This property is an ideal opportunity for a first-time buyer. The accommodation on the ground floor comprises of porch, living room with sitting/ dining area and kitchen with access to the south facing garden. To the first floor there are two bedrooms and a family bathroom. There is LPG central heating, UPVC double glazing and solar panels. Outside to the front there is off road parking, garage and lawn area. The south facing rear garden is enclosed with decked seating area; steps lead up to lawn area.

- ✓ TWO BEDROOM SEMI DETACHED HOUSE
- ✓ WELL PLANNED ACCOMMODATION BENEFITTING FROM GOOD SIZE KITCHEN
- ✓ ENCLOSED REAR GARDEN WITH DECKED SEATING AREA
- ✓ OFF ROAD PARKING & GARAGE

Porch

1.75m x 0.93m (5'9" x 3'1")

Living Room

6.55m x 4.24m (21'6" x 13'11")



Kitchen

3.82m x 3.01m (12'7" x 9'11")



Garage

4.26m x 2.49m (14'0" x 8'2")

Bedroom One

3.68m x 3.26m (12'1" x 10'8")



Bedroom Two

2.77m x 2.30m (9'1" x 7'7")

Bathroom

1.84m x 1.79m (6'1" x 5'11")



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 Alltwn.

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

Energy Efficiency Rating: Band D

2 Bedroom Semi Detached House

35 Alltwn
Llysfaen
LL29 8PG

£174,950

Reference Number:RP4111
18/09/25

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

