

We endeavour 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 travelling some distance to view the property.

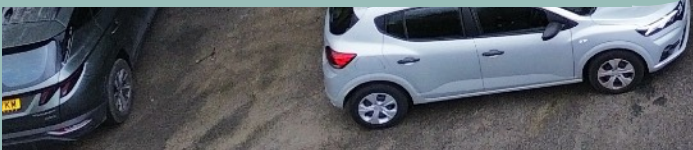
Fletcher & Poole
DIAMOND COLLECTION



www.fletcherpoole.com



Bryn Tirion
Segurinside
Llandudno Junction
LL31 9QE



Beautifully Presented Two Bedroom Detached Cottage Situated On A Large Plot & In An Elevated Position With Views Towards The Conwy Valley

Description

A beautifully presented two bedroom detached cottage situated on large plot surrounded by landscaped gardens and in an elevated position benefitting from far reaching views up the Conwy valley. The original cottage is over 100 years old and was extended around 40 years ago by the current owners to double the original footprint along with a new roof. The property is set in extensive landscaped gardens with a variety of outbuildings within the grounds which could be converted to create further accommodation with the relevant planning consent. There is also a large parcel of land to the left-hand side of the property which is wooded and runs up to the cliff face, which would be ideal to set up a glamping business again with the relevant consent.

The property benefits from UPVC double glazing and LPG central heating and viewing is highly recommended to appreciate the presentation throughout, elevated position with far reaching views, large, landscaped gardens, and potential to create a glamping business within the grounds.

The accommodation on the ground floor briefly comprises, a good-sized hallway with parquet flooring, a spacious lounge with dual aspect windows, modern geometric carpet, original slate fireplace with a working open fire, country style kitchen/diner with tiled floor and double oven, a separate utility room with a space for a washing machine, and a cupboard under the stairs. Upstairs is light and spacious landing with feature Velux window, airing cupboard, large master bedroom with dual aspect windows with views up the Conwy valley, a second large double bedroom with original fireplace and a modern contemporary bathroom with a separate shower and bath.

Outside to the front is off road parking for around four cars, to the side of the property steps lead you upto the garden which is laid to lawn with a variety of mature shrubs and trees with different seating areas around the gardens to enjoy the views. There is also access to a good-sized summerhouse, large workshop and garden store all benefiting from Electric. To the side of the property a gate provides access to a wooded area which currently has a shed and a chicken coup. This area would be ideal if you wanted to setup a glamping business with views towards the Conwy valley.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED COTTAGE
- ✓ LOCATED IN AN ELEVATED POSITION WITH FAR REACHING VIEWS
- ✓ SITUATED ON A LARGE PLOT WITH EXTENSIVE LANDSCAPED GROUNDS
- ✓ POTENTIAL TO CREATE A GLAMPING BUSINESS
- ✓ OFF ROAD PARKING FOR FOUR CARS

2 Bedroom
Detached
Cottage

Bryn Tirion
Segurinside
Llandudno Junction
LL31 9QE

£374,950

Reference Number: RP4144
10/11/25

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.co
m
web: www.fletcherpoole.com





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Hallway

3.19m x 2.51m (10'6" x 8'3")

Lounge

5.27m x 4.01m (17'4" x 13'2")

Kitchen/Diner

3.63m x 3.28m (11'11" x 10'9")

Utility

2.52m x 1.97m (8'3" x 6'6")

Cupboard

1.05m x 0.76m (3'6" x 2'6")

Master Bedroom

5.31m x 4.02m (17'5" x 13'2")

Bedroom Two

3.63m x 3.41m (11'11" x 11'2")

Bathroom

3.44m x 2.12m (11'4" x 7'0")

Landing

3.01m x 2.54m (9'11" x 8'4")

Airing Cupboard

1.78m x 0.60m (5'10" x 2'0")



Workshop

4.13m x 2.91m (13’7” x 9’7”)

Garden Store

5.80m x 2.55m (19’0” x 8’5”)

Summer House

4.89m x 2.99m (16’1” x 9’10”)



Location

The property is located in a quiet area near to Llandudno Junction which has a range of shops and other facilities and is conveniently located for the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From our office turn right onto the promenade, turn right onto Cayley Promenade, turn right onto Whitehall road continue to five ways roundabout, turn left and head over the A55 towards a mini roundabout and turn right for Mochdre. Then turn right onto the A55 until you get off at the next junction 19, proceed around the roundabout and take the 4th exit, proceed up the hill, at the first roundabout take the 3rd exit onto Narrow lane then the first right onto Esgyryn Road, proceed up the hill where the property can be found on the left hand side.

Council Tax Band: “E” (provided on [voa.gov.uk](https://www.voa.gov.uk))

Energy Performance Rating Band TBC

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