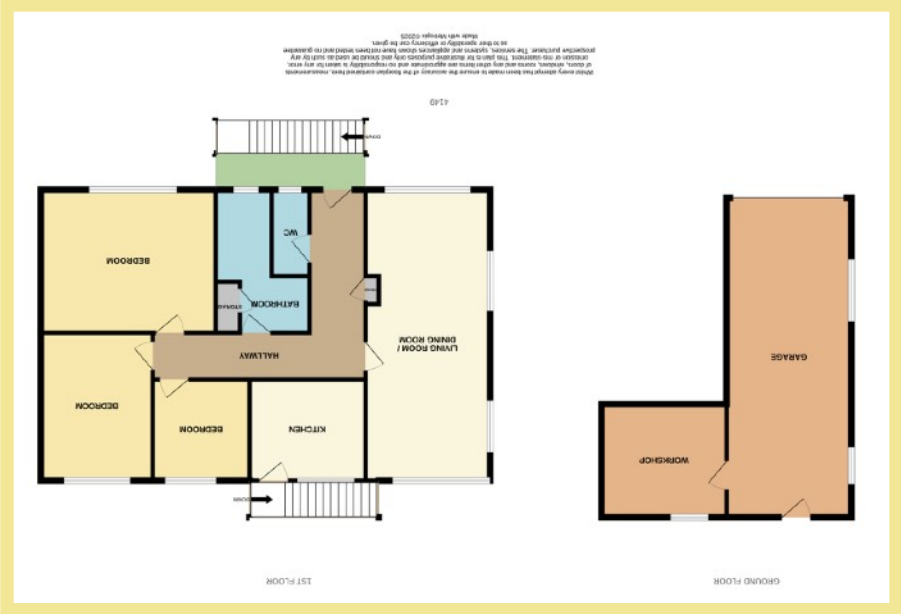


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



14 Tan Yr Foel
Rhyd Y Foel
Abergele
LL22 8HZ

Spacious Elevated Three Bedroom Detached Bungalow Situated In A Quiet Cul De Sac

Description

This three bedroom elevated detached bungalow is situated in a quiet cul de sac location with stunning countryside views. The property benefits from UPVC double glazing and oil heating. Viewing is highly recommended to appreciate the presentation throughout, far reaching views, and private sunny rear garden. The accommodation briefly comprises, hallway with storage cupboard, spacious living room/ dining room benefiting from far reaching views, kitchen, three double bedrooms, bathroom, w.c, integral garage and enclosed private rear garden.

- ✓ SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN SOUGHT AFTER LOCATION WITH PANORAMIC VIEWS
- ✓ ENCLOSED REAR GARDEN
- ✓ OFF ROAD PARKING & GARAGE

Living Room/Dining Room

8.31m x 3.31m (27'3" x 10'11")



Kitchen

3.12m x 2.70m (10'3" x 8'10")



Bedroom Three

2.71m x 2.64m (8'11" x 8'8")

W.C.

2.21m x 0.75m (7'3" x 2'6")

Bedroom One

3.94m x 3.12m (12'11" x 10'3")



Bedroom Two

3.68m x 3.01m (12'1" x 9'11")

Bathroom

3.08m x 1.82m (10'1" x 6'0")



Garage

8.61m x 3.36m (28'3" x 11'0")

Location

Rhyd Y Foel is a small village located near the coastal village of Llanddulas with easy access to the A55 expressway, the dwelling is some 2 miles from Abergele and Colwyn Bay with Llandudno being 10 miles and Chester 37 miles away via the A55 expressway. Main line railway station at Colwyn Bay with direct train services reaching London within 3 hours. A&E hospital at Bodelwyddan within 8 miles (10 minutes by car). GP Medical Centre at Abergele (5 minutes by car). Llanddulas beach, a small family beach, is within half a mile giving access to the Wales coastal path for walking and cycling.

Directions

From our Rhos On Sea office turn right onto the Promenade, pass Porth Eirias on the left hand side, turn right for Old Colwyn, at the roundabout turn left onto Abergele Road, continue through Old Colwyn, continue up the hill towards Llanddulas, at the T junction turn right towards Llanddulas, turn right at the roundabout, continue through Llanddulas, turn right towards Rhyd Y Foel and Tan y Foel can be found on the right hand side. Council Tax Band: "E" (provided on www.voa.gov.uk) Energy Performance Rating Band E

3 Bedroom
Detached
Bungalow

14 Tan Yr Foel
Rhyd Y Foel
Abergele
LL22 8HZ

£249,950

Reference Number:RP4149
18/11/25

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.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		