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Fletcher & Poole



Y Bwythn  
Rhyd Y Foel  
Abergele  
LL22 8DY



# Well Presented One Bedroom Detached Cottage With Far Reaching Hillside Views

## Description

A well-presented one bedroom detached cottage situated in the picturesque village of Rhyd Y Foel and benefiting from far reaching hillside views. The current owners have done an extensive programme of refurbishment to include a new air sourced heating system, a 12 panel solar system, a new multi fuel burner, porcelain tiled floor and wooden work tops. The property also benefits from UPVC double glazing and viewing is highly recommended to appreciate the presentation throughout, central village location and far-reaching hillside views.

The accommodation on the ground floor briefly comprises, a good sized porch, spacious lounge with feature fireplace with new multi fuel log burner and original oak beam ceiling, a doorway leads through into the kitchen which benefits from a modern fitted kitchen with oak worktops and tiled splash backs, a contemporary shower room with a high ceiling and a feature Velux window with a space for a washing machine and tumble dryer.

A staircase from the lounge provides access to the spacious double bedroom with dual aspect windows and double height ceiling with Velux windows and oak beams. Outside to the front is walled with a gate for access, a flagged patio area benefits from hillside and distant sea views. From the kitchen a door provides access to the rear garden where steps lead upto an elevated seating area benefiting from hillside views.

- ✓ WELL PRESENTED ONE BEDROOM DETACHED COTTAGE
- ✓ SITUATED IN A POPULAR VILLAGE LOCATION
- ✓ FAR REACHING HILLSIDE & DISTANT SEA VIEWS
- ✓ A NEW AIR SOURCED HEATING & 12 PANEL SOLAR SYSTEM
- ✓ MODERN KITCHEN & SHOWER ROOM
- ✓ VIEWING ESSENTIAL

## Porch

1.85m x 0.93m (6'1" x 3'1")

## Lounge

4.69m x 4.09m (15'5" x 13'5") Maximum



## Kitchen

5.15m x 2.30m (16'11" x 7'7") Maximum



## Bedroom

4.59m x 4.10m (15'1" x 13'6")



## Shower Room

2.00m x 1.85m (6'7" x 6'1")

## 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.

Council Tax Band: "C" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band D

1 Bedroom  
Detached  
Cottage

Y Bwythn  
Rhyd Y Foel  
Abergele  
LL22 8DY

£174,950

Reference Number:RP3898  
20/03/25

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Registered Company  
Number 4687367

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

Viewing  
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