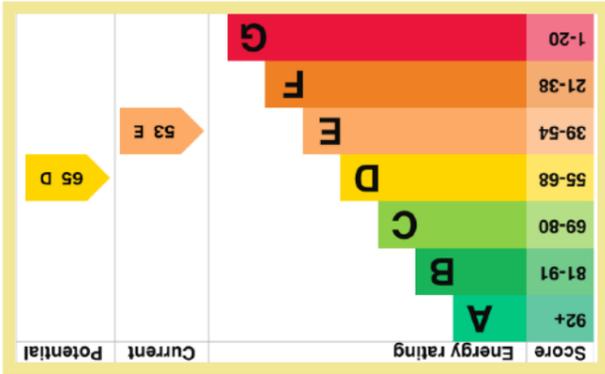


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



42 Alltwn
Llysfaen
LL29 8PG

TWO BEDROOM SEMI DETACHED HOME OCCUPYING A GOOD SIZE PLOT

Description

This well maintained and presented property is situated in the village of Llysfaen, close to amenities and the local school. This property occupies a good size plot, with ample off road parking to the front and a beautifully landscaped side and rear garden; various seating areas have been created with easy access from the property, a lawn area, variety of well established plants and shrubs and a log store/potting area at the rear. There is also the potential to extend the property with the relevant planning permission.

The accommodation on the ground floor comprises of an entrance hall, lounge and kitchen/diner with glazed sliding door giving access to the garden. To the first floor there are two bedrooms and a bathroom; the master bedroom benefits from built in storage and distant sea views. There is UPVC double glazing and electric heating.

- ✓ TWO BEDROOM SEMI DETACHED HOUSE
- ✓ WELL MAINTAINED PROPERTY OCCUPYING A GOOD SIZE PLOT AND WITH DISTANT SEA VIEWS
- ✓ AMPLE OFF ROAD PARKING AND BEAUTIFULLY LANDSCAPED GARDEN
- ✓ CLOSE TO LOCAL SHOPS, SCHOOL AND AMENITIES IN THE VILLAGE
- ✓ NO CHAIN

Lounge

14' 5" x 10' 7" (4.40m x 3.23m)



Kitchen/Diner

14' x 6' 11" (4.26m x 2.10m)



Bedroom One

11' 8" x 10' 8" (3.55m x 3.25m)



Bedroom Two

9' 9" x 7' 8" (2.97m x 2.33m)



Bathroom

6' 8" x 6' 1" (2.04m x 1.84m)



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 Fford 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 Alltwen.

Council Tax Band: TBC (provided on www.voa.gov.uk)
Energy Performance Rating Band: E
Tenure: Freehold

2 Bedroom Semi Detached Home

42 Alltwen
Llysfaen
LL29 8PG

£179,950

Reference Number:RP4229
13/3/26

Fletcher & Poole,
Haddon Court, Penrhyn
Avenue
Rhos-on-Sea, LL28 4NH

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

