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www.fletcherpoole.com



24 Lon Pendyffryn
Llandulas
Conwy
LL22 8TQ

SPACIOUS THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN AN ELEVATED POSITION WITH FAR REACHING SEA VIEWS

Description

A well presented & spacious three bedroom detached family home. Situated in an elevated position on the outskirts of a popular village with far reaching sea views.

Close to the local shops, school & other amenities. A short drive from both Abergele & Colwyn Bay.

Outside to the front there is off-road parking on the driveway & access into the garage with a low maintenance gravel garden.

The rear garden is enclosed & tiered with a flagged patio seating area. Steps lead up to an area laid to lawn with fenced & hedged borders containing mature trees, plants & shrubs. Garden shed and access into the utility room at the rear of the garage.

The accommodation comprises of:- Porch, hallway with downstairs w.c, spacious lounge/diner with picture window to the front, newly fitted, refurbished kitchen, large conservatory.

Stairs in the hallway lead up to three double bedrooms and a newly fitted family bathroom.

The property benefits from new carpets and flooring throughout, newly fitted blinds, new roller garage door, gas central heating & secondary double glazing.

Viewing is highly recommended to appreciate this spacious family home and it's popular & convenient location.

- ✓ SPACIOUS THREE BEDROOM DETACHED FAMILY HOUSE
- ✓ SITUATED IN AN ELEVATED POSITION WITH FAR REACHING SEA VIEWS
- ✓ OPEN-PLAN LOUNGE/DINER
- ✓ THREE DOUBLE BEDROOMS
- ✓ OFF-ROAD PARKING
- ✓ GARAGE
- ✓ ENCLOSED, TIERED REAR GARDEN
- ✓ NO CHAIN
- ✓ FREEHOLD

Porch

5' 11" x 3' 1" (1.80m x 0.93m)

Hallway

9' 9" x 6' 4" (2.96m x 1.92m)

W.C

6' 4" x 4' 5" (1.93m x 1.35m)

Lounge/Diner

23' 2" x 11' 7" (7.07m x 3.53m)



Conservatory

16' 4" x 8' (4.98m x 2.44m)

Garage

10' x 9' 1" (3.06m x 2.76m)

Utility Room

8' 8" x 8' (2.63m x 2.44m)

Kitchen

9' 3" x 8' 10" (2.81m x 2.70m)



Bedroom One

11' 4" x 10' 11" (3.46m x 3.33m)



Bedroom Two

12' x 8' 3" (3.65m x 2.52m)

Bedroom Three

9' 7" x 8' 10" (2.92m x 2.69m)

Bathroom

7' 2" x 6' 4" (2.19m x 1.94m)



Location

Located in the small coastal village of Llanddulas with easy access to the A55 expressway, the property is some 2 miles from Abergele and Colwyn Bay with Llandudno being 10 miles and Chester 37 miles away via the A55 expressway.

Directions

From our Rhos-on-Sea office turn towards the Promenade, turn right onto the Promenade and first right onto Rhos Road (B5116) continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue going straight across at the roundabout and join the A55 in the direction of Chester. Leave the A55 at the junction signposted Llanddulas, continue into the village, turn right onto Pencoed Road, take the third right turn onto Lon Pendyffryn.

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

Energy Performance Rating Band: TBC

Tenure: Freehold.

3 Bedroom Detached House

24 Lon Pendyffryn
Llanddulas
Conwy
LL22 8TQ

£264,950

Reference Number:RP4259
9/4/2026

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

