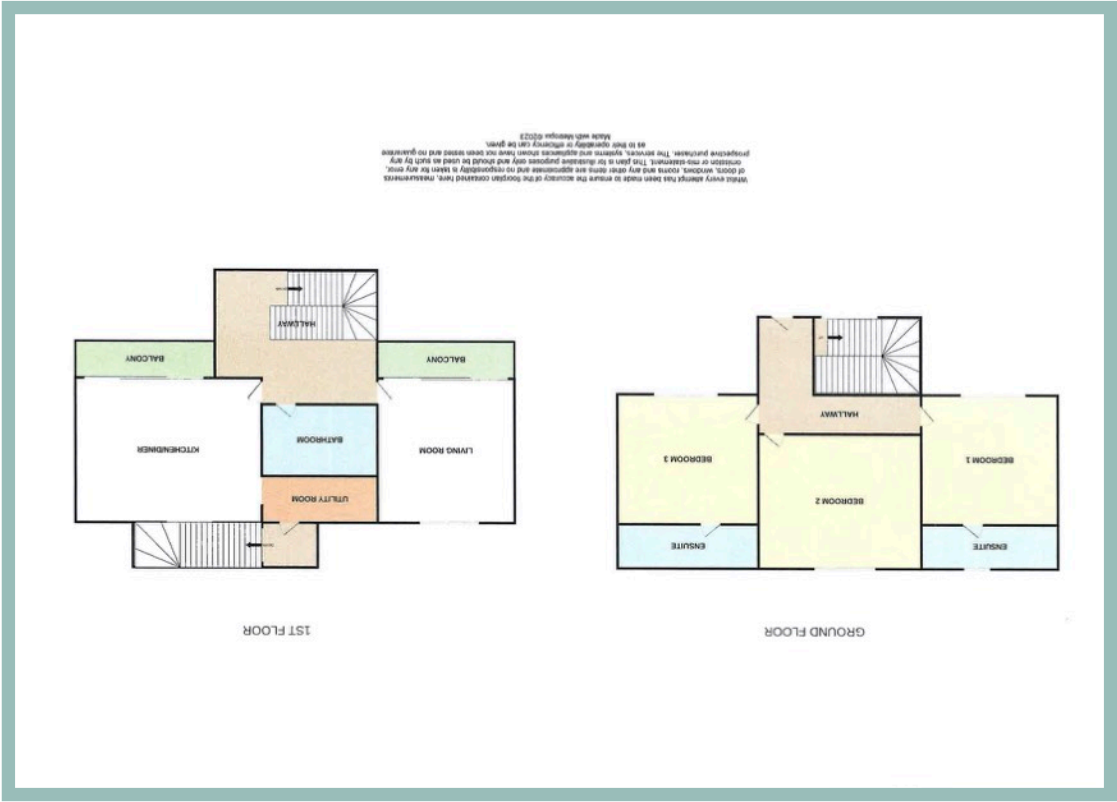


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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 Gwenu  
Tan Y Graig Road  
LLysfaen  
LL29 8TH



# Spectacular Three Bedroom Detached House Enjoying Breathtaking Countryside Views

## Description

Situated on the outskirts of Llysfaen village, sat in an elevated position lies Bryn Gwenu, a modern and contemporary New Build family home. The property has been uniquely designed to appreciate the location/views from all angles of the property and viewing is essential to appreciate the quality fixtures and fittings and thought that has gone into this property. In brief the accommodation comprises of grand entrance hallway, three double bedrooms all of which benefitting from modern ensembles. To the first floor there is a large landing with large window to appreciate the picturesque views, open plan kitchen/diner with large balcony and high quality integrated appliances, large lounge with log burner and balcony, w.c. and utility room. To the rear of the property via the utility room is access to a footbridge, leading to a beautifully landscaped patio decked area with lighting and area for either storage or a hot tub. To the front of the property is a large tarmac driveway with parking for several vehicles, lawn area and borders with well established plants and shrubs. Viewing is strongly recommended to truly appreciate this unique family home, the views and the quality fixtures and fittings throughout.

- ✓ SPECTACULAR THREE BEDROOM DETACHED HOUSE
- ✓ NEW HOME BENEFITTING FROM MODERN OPEN PLAN CONTEMPORARY LIVING
- ✓ BEAUTIFULLY LANDSCAPED GARDENS
- ✓ BREATHTAKING COUNTRYSIDE VIEWS
- ✓ AMPLE OFF ROAD PARKING & STORAGE
- ✓ NO CHAIN



## 3 Bedroom Detached House

Bryn Gwenu  
Tan Y Graig Road  
LLysfaen  
LL29 8TH

**£399,950**

Reduced From £448,000

**NO CHAIN**

Reference Number: **RP3319**  
**27/07/23**

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: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



#### Bedroom One

11'2" x 10'10" (3.41m x 3.30m)

#### Ensuite

11'6" x 3'11" (3.50m x 1.20m)

#### Bedroom Two

11'6" x 11'3" (3.50m x 3.42m)

#### Ensuite 2

11'2" x 4'1" (3.41m x 1.23m)

#### Bedroom Three

11'7" x 10'8" (3.51m x 3.24m)

#### Lounge

15'7" x 12'10" (4.74m x 3.92m)

#### Kitchen/Diner

15'6" x 14'9" (4.72m x 4.50m)

#### Utility Room

7'4" x 4'8" (2.24m x 1.42m)

#### Bathroom



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## 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, follow the road to the end bearing right, continue up Wynnstay Road, turn left onto Abergele Road, turn right onto Highlands Road, as you reach the top of the road where it starts to level out, bear right onto Tan Y Graig Road, follow this road until it bears sharply down to the right, follow this road until there is a fork in the road, bear right and before turning right onto Bryn Gwylan Terrace, the property can be found on the right.

Council Tax Band: "E" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band TBC

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