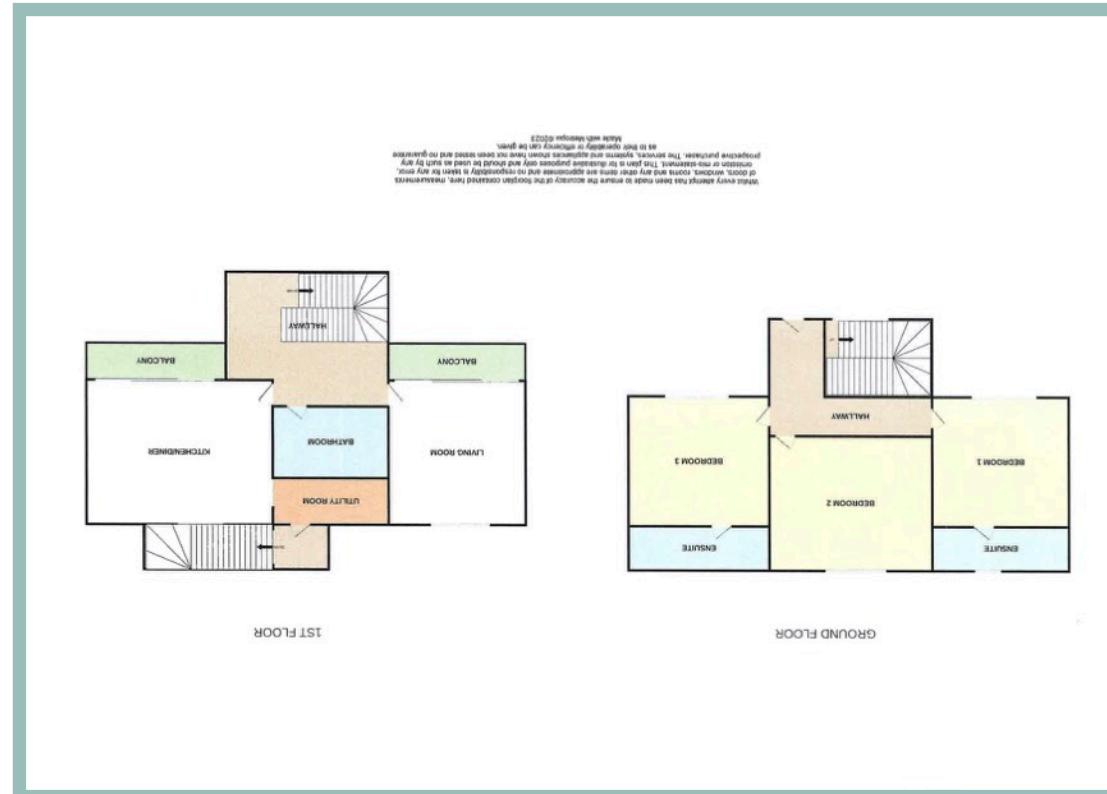


Please contact us before viewing the property. If there is any point of particular importance to you we will be content to travel some distance to view the property.
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisor.
Services, fittings 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 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 warranty in relation to the property and we have no authority to do so on behalf of the seller.

www.fletcherpooole.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 ensuites. 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
web: www.fletcherpoole.com



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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



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)

Energy Performance Rating Band TBC

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