

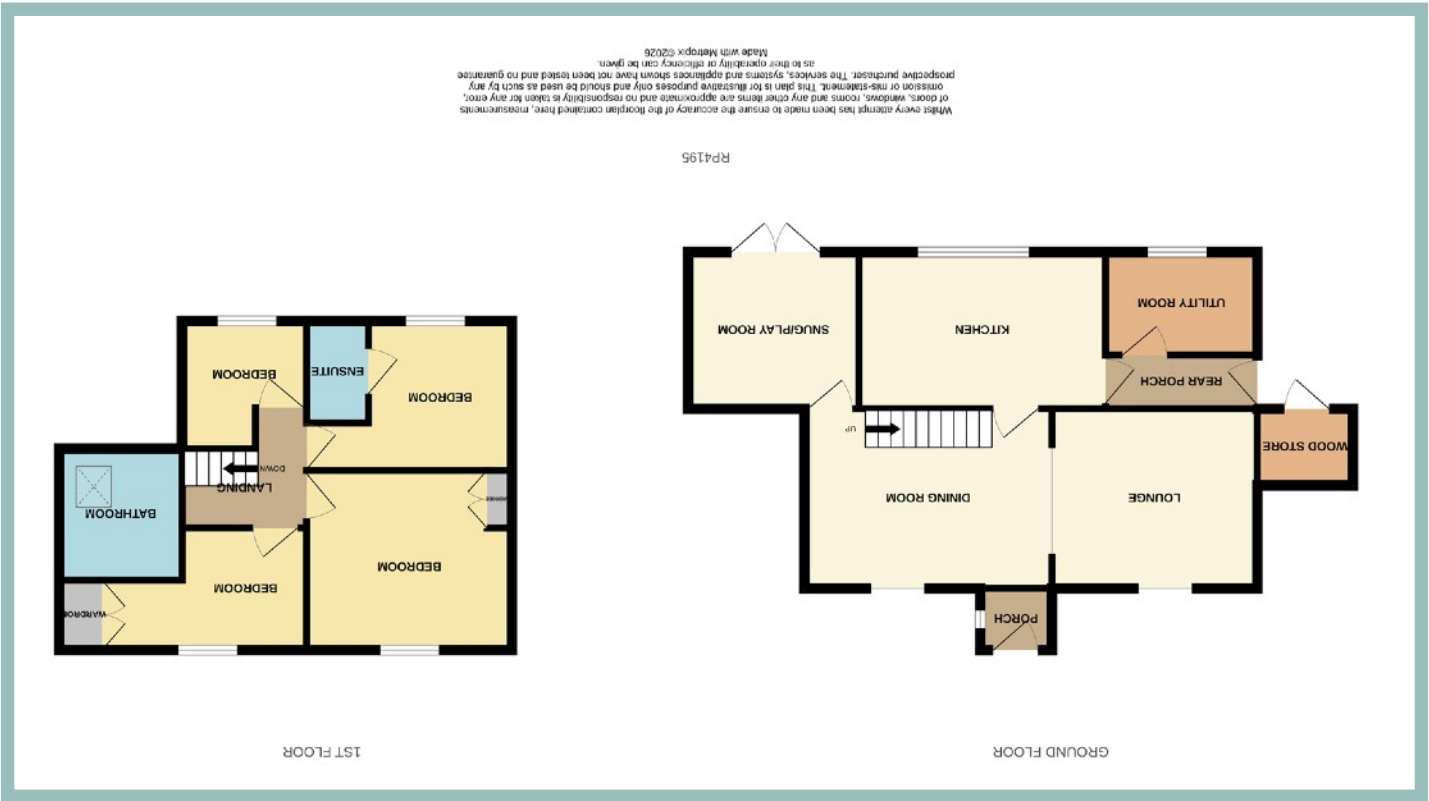
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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 traveling some distance to view the property.



www.fletcherpoole.com



2 Gilan Cottage
Geulan Road
LLysfaen
LL29 8DX



Beautifully Presented & Extended Four Bedroom Semi Detached Cottage Situated In A Picturesque Rural Location

Description

A beautifully presented and characterful cottage situated in a picturesque valley surrounded by open fields. The original property was a two-bedroom cottage which maintains a wealth of original features and was sympathetically extended by the current owners to create a further two bedrooms, ensuite shower room and snug. The property has been recently refurbished and benefits from a new contemporary bathroom, new carpets and fully redecorated throughout. Also benefitting from UPVC double glazing and LPG central heating, viewing is highly recommended to appreciate the presentation throughout, character features, rural location and landscaped gardens backing onto open fields. The accommodation on the ground floor briefly comprises, Porch, spacious open plan lounge diner, with original exposed beams and painted stone walls with two log burners either side of the room, good sized snug/playroom with double height ceiling and French doors onto the rear garden, a good quality hard wood fitted kitchen, with integrated appliances, rear porch and a separate w.c/utility room. Stairs from the lounge provide access to the first floor landing, there is large double bedroom to the front aspect with built in wardrobe, feature fireplace and views over the open fields, a second double bedroom to the rear with views over the meadow and modern contemporary ensuite shower room, a further bedroom to the front aspect with countryside views and a built in wardrobes, a smaller single bedroom to the rear and a newly installed modern bathroom with feature Velux window.

Outside to the front is walled with double gates providing access to a block paved driveway with off road parking for two cars with access to a large garage which benefits from electric. The rear garden is landscaped with steps leading upto a lawned area with raised stone planters, patio area and outside wood store off the kitchen.

- ✓ BEAUTIFULLY PRESENTED & EXTENDED FOUR BEDROOM COTTAGE
- ✓ SITUATED IN A PICTURESQUE VALLEY SURROUNDED BY OPEN FIELDS
- ✓ RECENTLY REFURBISHED TO INCLUDE A NEW BATHROOM, CARPETS AND FULLY DECORATED
- ✓ VIEWING IS ESSENTIAL TO APPRECIATE LOCATION AND FINISH THROUGHOUT
- ✓ OFF ROAD PARKING & LARGE GARAGE
- ✓ NO CHAIN

4 Bedroom
Semi Detached
Cottage

2 Gilan Cottage
Geulan Road
Llysfaen
LL29 8DX

£349,950

NO CHAIN

Reference Number: RP4195
30/01/26

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com





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Porch

4'10 x 3'6" (1.47m x 1.07m)

Rear Porch

8'1" x 2'11" (2.46m x 0.89m)

Utility/W.C.

6'4" x 5'9" (1.92m x 1.75m)

Kitchen

14'2" x 8'9" (4.32m x 2.65m)

Lounge/Diner

28'0" x 13'6" (8.54m x 4.11m)

Snug/Playroom

11'0" x 8'1" (3.34m x 2.46m)

Master Bedroom

13'6" x 12'3" (4.12m x 3.72m)

Bedroom Two

9'1" x 9'0" (2.76m x 2.74m)

Ensuite

6'0" x 3'1" (1.82m x 0.94m)

Bedroom Three

14'3" x 8'2" (4.34m x 2.48m) Maximum into wardrobe

Bedroom Four

9'2 x 8'11" (2.79m x 2.72m) Maximum

Bathroom

7'9" x 7'8" (2.37m x 2.34m)



Garage
17'4" x 12'5" (5.27m x 3.77m)
Wood Store
5'3" x 4'2" (1.60m x 1.27m)

Location

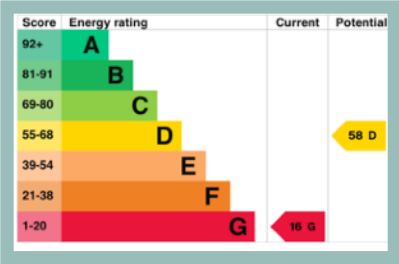
The property is located in the village of Llysfaen, the general stores, post office, inn/restaurant and primary school are nearby and there is good access to the A55 approximately 1 mile away. Llysfaen is located on the outskirts of Colwyn Bay with its wider range of shops and other local amenities.

Directions

From the Rhos-on-Sea office turn right onto the promenade, follow the road along the promenade, turn right for Old Colwyn, turn left onto Abergele Road, continue through Old Colwyn, 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 the road where you turn right onto Geulan road, proceed down the hill where the property can be found on the left. There is a layby before you get to the property on the left where it is easier to park for viewings.

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

Energy Performance Rating Band G



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