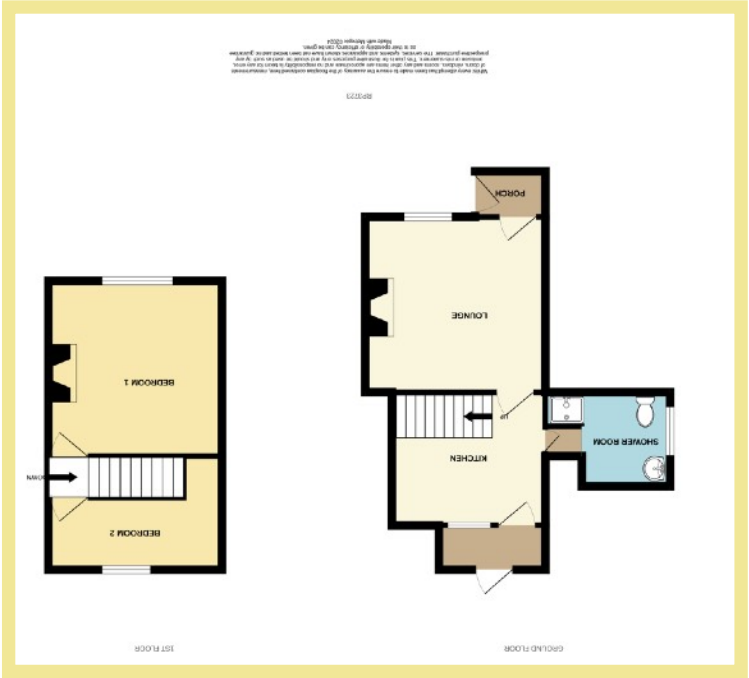


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

www.fletcherpoole.com



Greenhill  
Bwlch Y Gwynt Road  
Llysfaen  
LL29 8DQ



# Two Bedroom End Terrace Cottage With A Wealth Of Potential & off road Parking

## Description

This two bedroom character end terrace cottage has a wealth of potential. Situated in Llysfaen, close to the local shops and amenities and only a short drive to the A55 dual carriageway. The cottage comprises of:-  
Porch, lounge with inglenook fireplace, kitchen, shower room, stairs lead up from the kitchen to two double bedrooms, the bedroom at the front of the cottage has stunning countryside views.  
To the side of the cottage there is off road parking for two vehicles and to the rear an enclosed garden. The property benefits from UPVC double glazing throughout.  
Viewing is essential to appreciate the location, views and potential this cottage has to offer.

- ✓ TWO BEDROOM END TERRACE COTTAGE
- ✓ OFF ROAD PARKING
- ✓ ENCLOSED REAR GARDEN
- ✓ COUNTRYSIDE VIEWS
- ✓ OFFERS A WEALTH OF POTENTIAL
- ✓ EASY ACCESS TO THE A55 DUAL CARRIAGEWAY
- ✓ NO CHAIN

## Porch

1.45m x 0.97m (4'9" x 3'2")

## Lounge

3.75m x 3.66m (12'4" x 12'0")



## Kitchen

3.20m x 2.78m (10'6" x 9'2")



## Bedroom One

3.63m x 3.63m (11'11" x 11'11")



## Bedroom Two

3.46m x 2.31m (11'4" x 7'7")

## Shower Room

1.97m x 1.28m (6'6" x 4'3")



## 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, continue along past Porth Eirias on the left, turn right for Colwyn Bay and Old Colwyn, continue to the roundabout, 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, proceed along this road and turn left onto Bwlch Y Gwynt Road.

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

Energy Performance Rating Band TBC

2 Bedroom  
End Terrace Cottage

Greenhill  
Bwlch Y Gwynt Road  
Llysfaen  
LL29 8DQ  
**OFFERS OVER**  
**£119,950**  
Reduced From £149,950  
Reference Number:RP3723  
19/09/2024

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

