

Please contact us before viewing the property. This is particularly important if you are contemplating travelling some distance to view the property.
We strongly recommend that all the information which we provide is verified by yourself or your advisers. We will also confirm
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.
Seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller.

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1 Bryn Morfydd Cottages
Dolwen Road
Llysfaen
LL29 8AJ

Spacious Three Bedroom Semi Detached Character Cottage Situated In A Rural Location With Beautiful Countryside Views

Description

In a rural location with beautiful countryside views from every window No:-1 Bryn Morfydd is a spacious three double bedroom semi-detached cottage full of character. A short drive to shops, promenade, beach & local amenities in Colwyn Bay. The rear enclosed garden is lawned with a paved patio seating area and garden room overlooking open countryside with access into the garage. The front of the property has off-road parking on the drive, access into the garage and a pathway leading to the porch via low maintenance garden with stone walls.

The accommodation comprises of:- Entrance porch, lounge with exposed beams, stone fireplace with log burner and French doors opening onto the paved patio, open-plan sitting/dining room where the exposed beams continue, new fitted kitchen and rear porch. Stairs in the lounge lead up to the three double bedrooms, bathroom and separate w.c with a built-in storage cupboard on the landing. Beautiful views over open countryside can be enjoyed from every window. Benefiting from solar panels and an air source pump to heat the water and radiators & UPVC double glazed windows and doors throughout. Early viewing is recommended to appreciate the spacious layout, character and it's rural countryside location.

- ✓ SPACIOUS THREE BEDROOM SEMI DETACHED COTTAGE
- ✓ FULL OF CHARACTER
- ✓ SITUATED IN A RURAL LOCATION WITH BEAUTIFUL COUNTRYSIDE VIEWS FROM EVERY WINDOW
- ✓ OFF ROAD PARKING
- ✓ GARAGE
- ✓ ENCLOSED REAR GARDEN WITH PAVED PATIO SEATING AREA

Porch

2.15m x 0.98m (7'1" x 3'3")

Lounge

6.56m x 3.92m (21'6" x 12'10")



Kitchen

4.00m x 3.33m (13'2" x 10'11")

Sitting Room

3.53m x 3.81m (11'7" x 12'6")

Dining Room

3.78m x 3.65m (12'5" x 12'0")

Rear Porch

3.38m x 1.18m (11'1" x 3'11")

Bedroom One

3.63m x 2.97m (11'11" x 9'9")



Bedroom Two

3.84m x 3.81m (12'7" x 12'6")

Bedroom Three

3.85m x 2.71m (12'8" x 8'11")

Bathroom

2.59m x 1.89m (8'6" x 6'3")



W.C.

Garage

6.34m x 2.21m (20'10" x 7'3")

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 towards the promenade, turn right on to the promenade, follow this road for about a mile, take the turn off signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, go straight on, pass the football ground on the right, carry straight on, pass Bryn Rodyn Farm and up the hill and along this road until you get to a crossroads, turn left onto B5381, where Bryn Morfydd Cottages can be found on the right.

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

Energy Performance Rating Band E

3 Bedroom
Semi Detached
Cottage

1 Bryn Morfydd
Cottages
Dolwen Road
LLysfaen
LL29 8AJ

£295,000
Reference Number:RP4194
30/01/2026

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
web: www.fletcherpoole.com

