

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.

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 arrangements.

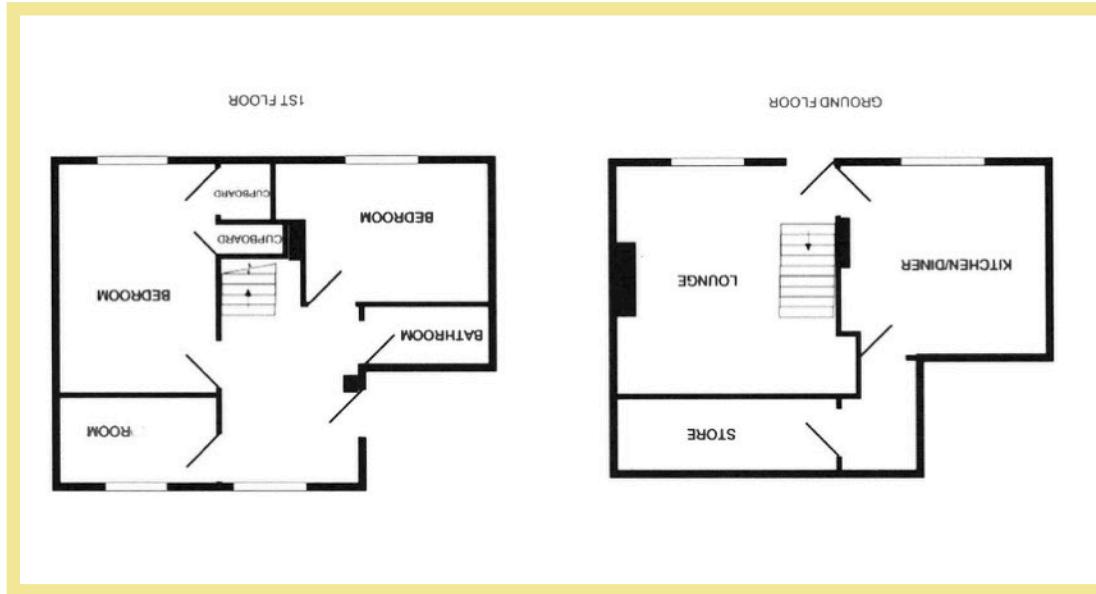
We strongly recommend that all the information which we provide about the property is verified by yourself or your adviser.

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.

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.

We endeavor 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

F&P Hetcher Pool



2 Storehouses
Tan y Graig Road
Llysfaen
LL29 8TY

Beautifully Presented Two Bedroom Mid Terrace Cottage With Additional Room & Far Reaching Countryside Views

Description

A beautifully presented mid terrace two bedroom cottage with additional room situated in a beautiful rural location and benefitting from far reaching countryside views.

The property has been refurbished in recent years to include new windows, doors, kitchen, bathroom, redecorated and new carpets in the bedrooms.

It is currently being run as a successful holiday let with an annual turnover of between £17,000 - £20,000 and an average let of 240 nights per year. Viewing is highly recommended to appreciate the presentation throughout and countryside views.

The accommodation on the ground floor briefly comprises large lounge with feature log burner and exposed stone walls, good size kitchen/diner with modern fitted kitchen with integrated appliances, oak worktops and access to a store room.

To the first floor there are two large double bedrooms, an additional room which is being used as a bedroom, modern family bathroom and rear porch/boot room. To the front is a lay-by which offers parking. The rear garden is tiered and backs onto the cliff face, laid to lawn with a decked area and summer house, all benefitting from far reaching views.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM COTTAGE
- ✓ SITUATED IN A RURAL LOCATION WITH FAR REACHING VIEWS
- ✓ CURRENTLY BEING RUN AS A SUCCESSFUL HOLIDAY LET
- ✓ MAINTAINS A WEALTH OF ORIGINAL FEATURES
- ✓ GARDEN BACKING ONTO THE CLIFF FACE
- ✓ NO CHAIN

Lounge

4.25m x 3.79m (14'0" x 12'5")



Kitchen/Diner

3.87m x 3.38m (12'9" x 11'1")

Store Room

4.28m x 1.54m (14'1" x 5'1")

Bedroom One

4.31m x 2.86 (14'2" x 9'5")

Store Cupboard

0.83m x 0.76m (2'9" x 2'6")

Bedroom Two

3.83m x 2.39m (12'7" x 7'10")



Bathroom

2.32m x 1.47m (7'8" x 4'10")



Rear Porch

2.86m x 1.62m (9'5" x 5'4")

Bedroom Three

2.79m x 1.57m (9'2" x 5'2")

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 where storehouses can be found on the left hand side opposite the lay-by.

Council Tax Band: TBC

Energy Performance Rating Band F

2 Bedroom
Mid Terrace
Cottage

2 Storehouses
Tan Y Graig Road
Llysfaen
LL29 8TY

£169,950

Reference Number: RP2489
3/02/21

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

