

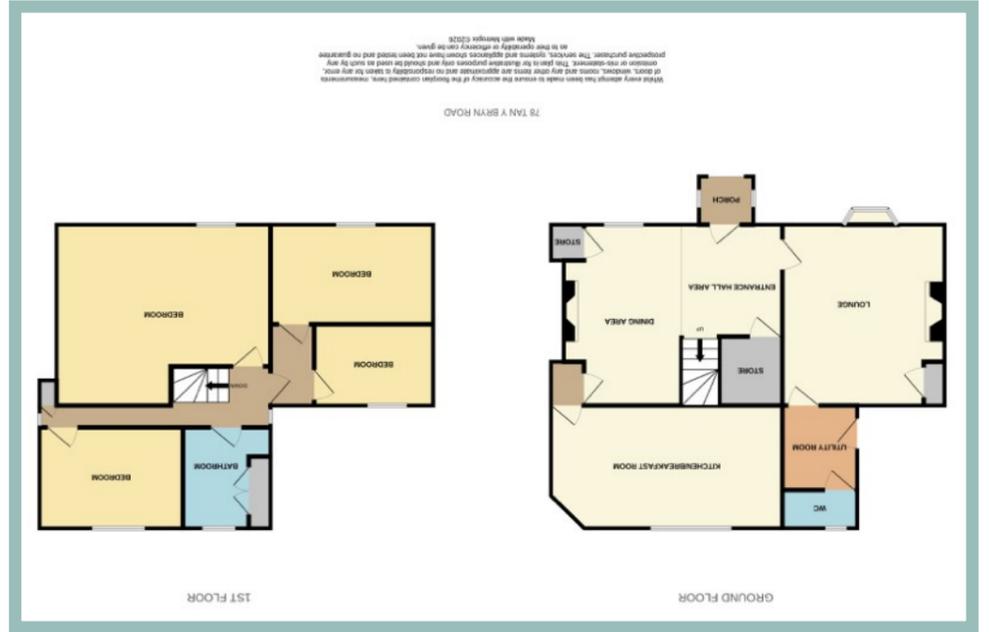
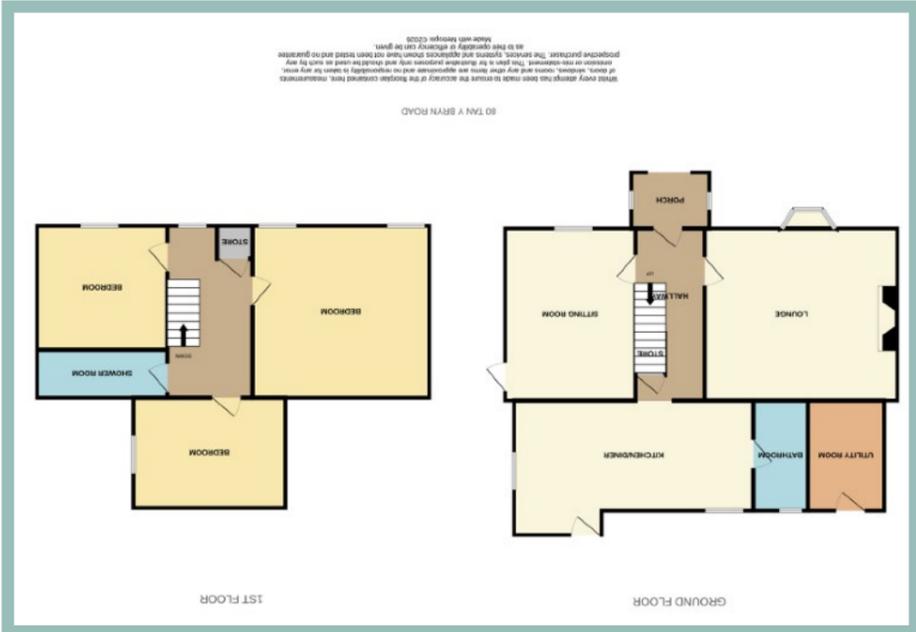
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Bryn Euryn Cottages
78 & 80 Tan Y Bryn Road
Rhos on Sea
LL28 4TU

Two Semi Detached Cottages Situated In A Sought After Residential Area Close To Bryn Euryn Nature Reserve

Description

This is an amazing opportunity to purchase two stone-built whitewashed cottages full of character and charm. Dating back to the 1700's and originally a working farm on a large estate the property was converted in the 1930's into a four bedroom semidetached cottage and a three bedroom semidetached cottage. Viewing is recommended to not only appreciate the size and layout of the accommodation but also all that they have to offer including exposed beams, stone fireplaces, deep window sills, parquet flooring and a unique feature of an external clock. Situated in a sought after residential area the properties are tucked away off the road and benefit from ample off road parking and good size gardens. Close to the amenities of Rhos on Sea they are also next to the Bryn Euryn Nature Reserve with fabulous woodland walks and views from the front bedroom windows over the village to the sea.

Number 78 is currently a well established holiday let. The accommodation on the ground floor comprises of an open porch, open plan reception hallway and dining room with access to an understairs storage cupboard, a good size lounge, kitchen/breakfast room, utility room and W.C. To the first floor there are four bedrooms and bathroom. Outside there is a courtyard garden, a raised enclosed lawn and parking area.

Number 80 on the ground floor comprises of an open porch, hallway with understairs storage, two good size reception rooms, one with the original stone fireplace, kitchen/diner and bathroom. To the first floor there are three double bedrooms and a shower room. Outside there is gazebo, decked seating area and a garden that is laid to lawn with a variety of well established plants and shrubs that run along the natural rock line and with steps that lead to the top and where you can enjoy the views over Rhos on Sea.

- ✓ AMAZING OPPORTUNITY TO PURCHASE TWO SEMI DETACHED COTTAGES
- ✓ FOUR BEDROOM SEMI DETACHED COTTAGE AND THREE BEDROOM SEMI DETACHED COTTAGE
- ✓ ORIGINALLY A WORKING FARM DATING BACK TO THE 1700'S AND CONVERTED IN THE 1930'S
- ✓ STONE BUILT WHITE WASHED PROPERTIES FULL OF CHARACTER AND CHARM
- ✓ MUST BE VIEWED TO TRULY APPRECIATE THE SIZE & LAYOUT
- ✓ AMPLE OFF ROAD PARKING & GOOD SIZE GARDENS
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA NEXT TO THE BRYN EURYN NATURE RESERVE



2 Semi Detached Cottages

Bryn Euryn Cottages
78 & 80 Tan Y Bryn
Road
Rhos on Sea
LL28 4TU

£674,950

Reference Number: RP4207
17/02/26

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: rhosonseasales@fletcherpoole.com
m
web: www.fletcherpoole.com



80 Tan Y Bryn Road

Hallway

4.52m x 1.83m (14'10" x 6'0")

Sitting Room

4.55m x 3.46m (14'11" x 11'4")

Lounge

4.57m x 4.43m (15'0" x 14'7")

Kitchen/Diner

6.40m x 2.88m (21'0" x 9'6")

Bathroom

2.96m x 1.42m (9'9" x 4'8")

Bedroom One

4.64m x 4.54m (15'3" x 14'11")

Bedroom Two

3.97m x 3.05m (13'0" x 10'0")

Bedroom Three

3.43m x 3.19m (11'3" x 10'6")

Shower Room

3.34m x 1.27m (11'0" x 4'2")

Utility Room

3.58m x 2.05m (11'9" x 6'9")

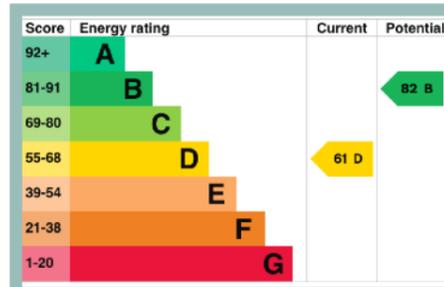
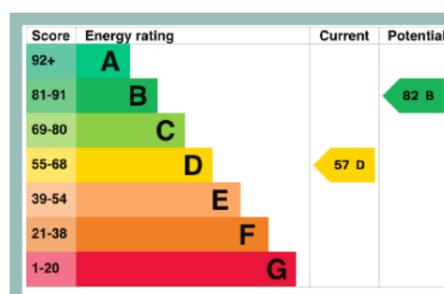


Location

The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities, the larger resorts of Colwyn Bay and Llandudno are approximately 1 and 3 miles respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston

Directions

From the Rhos On Sea office turn towards the promenade, turn right onto the promenade and take the first right onto Rhos Road. Go to the top of the road through the traffic lights and at the T Junction turn right onto Tan Y Bryn Road where Bryn Eurn Cottages can be found on the right.



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

Energy Performance Rating Band D for both Cottages

78 Tan Y Bryn Road

Lounge

5.14m x 4.10m (16'11" x 13'6") Maximum

Reception Hall Area

2.77m x 2.55m (9'1" x 8'5")

Dining Area

4.59m x 2.46m (15'1" x 8'1")

Kitchen/Breakfast Room

6.34m x 2.82m (20'10" x 9'3")

Utility Room

2.07m x 1.83m (6'10" x 6'0")

W.C.

1.85m x 0.96m (6'1" x 3'2")

Bedroom One

5.43m x 4.62m (17'10" x 15'2") Maximum

Bedroom Two

3.66m x 2.57m (12'0" x 8'5")

Bedroom Three

4.05m x 2.57m (13'4" x 8'5")

Bedroom Four

3.00m x 2.10m (9'10" x 6'11")

Bathroom

2.56m x 2.17m (8'5" x 7'2")

