

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



Fletcher & Poole

DIAMOND COLLECTION

www.fletcherpoole.com



Beautifully Presented & Spacious Three Bedroom Detached House Situated In An Elevated Position With Far Reaching Hillside Views

Description

A beautifully presented and spacious three-bedroom detached house which is situated in an elevated position and benefiting from far reaching hillside views. The property has the potential to create a fourth bedroom if required by altering the current configuration and also benefits from, oil central heating and full fibre broadband for people who want to work from home. This spacious property provides modern open plan living and viewing is highly recommended to appreciate the spacious layout, presentation throughout, large plot with woodland area and far-reaching views across Rhyd Y Foel and to the hills beyond.

The accommodation briefly comprises on the entrance level, large hallway, storage cupboard, spacious double bedroom currently being used as a gym, which benefits from dual aspect windows and distant sea views, a second large double bedroom with hillside views, a large modern contemporary family bathroom with under floor heating, wall hung his and hers sinks, and a separate shower and bath.

Upstairs there is a landing with feature window with far reaching views, French doors lead through into the large light lounge with hillside views, which has oak flooring and modern contemporary Danish designed Scan log burner, further French doors flow through into the spacious kitchen/lounge/diner with French doors onto the rear garden, which benefits from a modern contemporary high gloss white kitchen, integrated Neff appliances which include, full bean coffee machine, dishwasher, oven grill & microwave, a further two double ovens with slide and hide doors, induction 5 ring burner with Caple cooker hood above and a Kenwood double American fridge freezer, there is also feature under cabinet and plinth lighting, in the dining area a sliding door provides access to a good sized balcony with hillside views, L-shaped utility and

coatroom, WC, a spacious master bedroom with dual aspect windows, two built in wardrobes and modern contemporary ensuite with separate shower and roll top bath.

To the side of the property a door provides access to underneath the property where there is further storage which runs the full width of the property.

Outside to the front is off road parking for around three cars with access to a large double garage and EV charging point, steps lead upto to the property where there is a patio area benefitting from hillside views with a side gate to access the rear of the property. The rear garden is landscaped with a large, flagged patio area off the kitchen, with attractive stone walls with raised planters with a variety of mature shrubs and plants, steps lead up to a large lawned area surrounded by mature trees with a woodland area to the rear backing onto open farmland with views.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE
- ✓ SITUATED IN AN ELEVATED POSITION WITH FAR REACHING HILLSIDE VIEWS
- ✓ SPACIOUS PROPERTY WITH THE POTENTIAL TO RECONFIGURE TO A FOUR BEDROOM HOUSE
- ✓ SPACIOUS LOUNGE WITH MODERN OPEN PLAN KITCHEN/DINER
- ✓ LARGE PLOT WITH WOODLAND BACKING ONTO OPEN FARMLAND
- ✓ OFF ROAD PARKING & LARGE DOUBLE GARAGE



3 Bedroom
Detached
House

Y Graig
Rhyd Y Foel
Abergele
LL22 8DY

£495,000

Reference Number: RP3731
2/01/25

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





3 Bedroom
Detached
House

Y Graig
Rhyd y Foel
Abergele
LL22 8DY

£495,000

Reference Number: **RP3731**
2/01/25

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
m
web: www.fletcherpoole.com

Hallway
4.66m x 4.61m (15'4" x 15'1") Maximum

Bedroom Two
5.79m x 3.47m (19'0" x 11'5")

Bedroom Three
4.72m x 4.04m (15'6" x 13'3") Maximum

Bathroom
4.71m x 2.45m (15'6" x 8'1")

Store Cupboard
2.56m x 1.30m (8'5" x 4'3")

Under Eaves
15.40m x 3.77m (50'7" x 12'5")



Master Bedroom
5.05m x 4.89m (16'7" x 16'1")

Ensuite
2.90m x 2.47m (9'6" x 8'10)

Lounge
6.68m x 4.74m (21'11" x 15'7")

Kitchen/Diner
12.22 x 3.74m (40'1" x 12'3")

Balcony
4.17m x 2.01m (13'8" x 6'7")

Utility Room
3.01m x 1.99m (9'11" x 6'7")

W.C.
1.73m x 0.90m (5'8" x 3'0")



Garage

5.46m x 5.15m (17'11" x 16'11")

Location

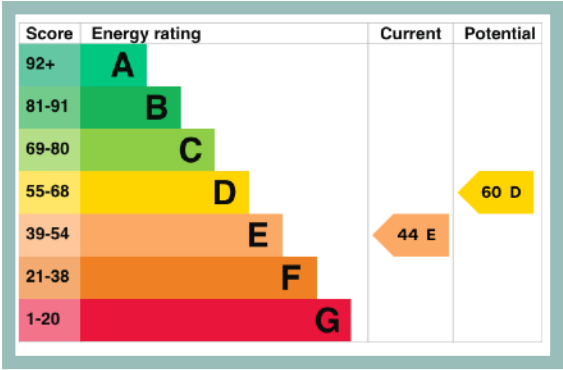
Rhyd Y Foel is a small village located near the coastal village of Llanddulas with easy access to the A55 expressway, the dwelling is some 2 miles from Abergele and Colwyn Bay with Llandudno being 10 miles and Chester 37 miles away via the A55 expressway. Main line railway station at Colwyn Bay with direct train services reaching London within 3 hours. A&E hospital at Bodelwyddan within 8 miles (10 minutes by car).GP Medical Centre at Abergele (5 minutes by car). Llanddulas beach, a small family beach, is within half a mile giving access to the Wales coastal path for walking and cycling.

Directions

From our Rhos On Sea office turn towards the promenade and then right onto Marine Drive. Continue along Marine Drive passing the new Porth Eirias development on the left, at the end of the promenade bear right under the bridge onto Wynnstay Road, continue up the road, turn left onto Abergele Road, continue up the hill and continue along this road, at the T junction turn right towards LLanddulas, turn right at the roundabout, continue through LLanddulas, turn right towards Rhyd Y Foel at the crossroads, drive into the village where the property can be found on the left hand side.

Council Tax Band: G

Energy Performance Rating Band E



3 Bedroom
Detached
House

Y Graig
Rhyd Y Foel
Abergele
LL22 8DY

£495,000

Reference Number: RP3731
2/01/25

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.co
m
web: www.fletcherpoole.com

