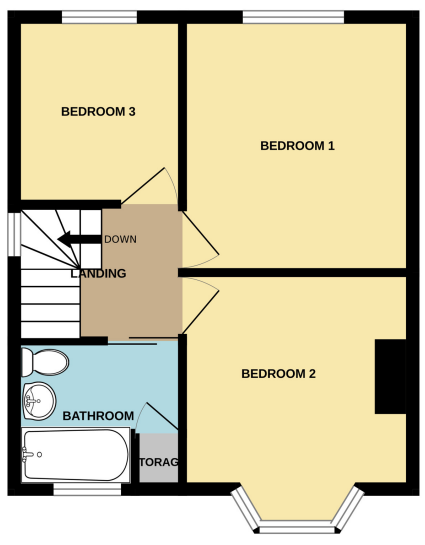


6 Cynfran Road
Llysfaen
Conwy
LL29 8SU



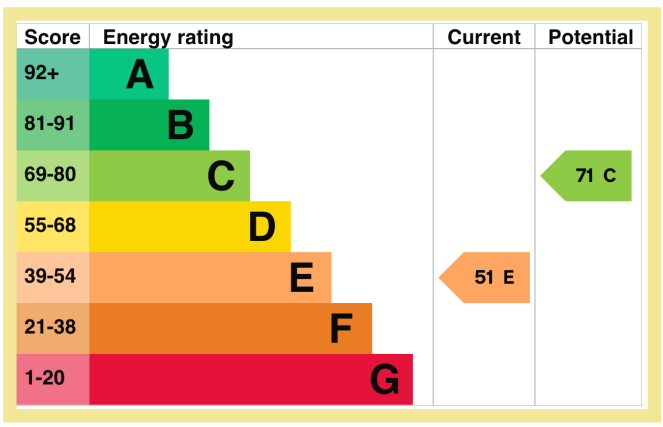
GROUND FLOOR



1ST FLOOR

RP4455

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fletcher & Poole

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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 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 traveling some distance to view the property.

TRADITIONAL THREE BEDROOM SEMI-DETACHED FAMILY HOUSE. SITUATED IN THE POPULAR VILLAGE OF LLYSFAEN WITH FAR-REACHING SEA VIEWS TO THE FRONT ASPECT

Description

This traditional style three bedroom semi-detached family home is situated in the popular & convenient, village of Llysfaen with it's local shops, primary school, village hall and the "Semaphore" public house & restaurant. Surrounded by lovely country walks and a short drive from both Colwyn Bay & Abergele.
The house benefits from Air source heat pump, solar roof panels and UPVC double-glazed windows.
Early viewing is recommended to appreciate this family home and it's popular village location and far reaching sea views.
The interior comprises of:- Entrance hallway with under stairs storage, light & spacious lounge with bay window to the front aspect enjoying the far-reaching sea views. The lounge opens into the dining area which has a feature electric log burner, kitchen at the rear with access door onto the side of the house.
Upstairs you will find a traditional layout of three bedrooms and a family bathroom. The bedroom at the front has the wonderful far-reaching views over the Irish Sea.
A pathway leads up to the front door through lawned gardens and at the rear there is a paved patio seating area with another lawned garden area and a good-sized garden outbuilding which has full power-suitable for utilities.

- ✓ TRADITIONAL THREE BEDROOM SEMI-DETACHED FAMILY HOUSE
- ✓ FAR-REACHING SEA VIEWS FROM THE FRONT ELEVATION
- ✓ SITUATED IN THE POPULAR VILLAGE OF LLYSFAEN
- ✓ WALKING DISTANCE TO THE LOCAL SCHOOL, PUBLIC HOUSE, LOCAL SHOPS & VILLAGE HALL
- ✓ LAWNED GARDENS TO THE SIDE & REAR
- ✓ GOOD-SIZED GARDEN OUTBUILDING WITH FULL POWER
- ✓ AIR SOURCE HEAT PUMP & SOLAR PANELS
- ✓ FREEHOLD

Hallway

13' 5" x 5' 11" (4.08m x 1.81m)

Lounge

11' 5" x 9' 7" (3.47m x 2.91m)



Dining Room

14' 9" x 10' 8" (4.50m x 3.24m)

Kitchen

11' 4" x 6' 9" (3.46m x 2.05m)



Bedroom One

11' 2" x 10' (3.41m x 3.06m)



Bedroom Two

11' 11" x 10' (3.62m x 3.06m)

Bedroom Three

8' 1" x 7' 4" (2.47m x 2.24m)

Bathroom

7' 3" x 6' 6" (2.22m x 1.97m)



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 and first right onto Rhos Road. Continue to the traffic lights and turn left onto Brompton Avenue. Continue going straight ahead at the roundabout. At the traffic lights turn left and join the A55 in the direction of Chester. Leave the A55 at the second exit signposted Old Colwyn turning right at the end of the slip road. Proceed up the hill and turn left at the roundabout continuing through Old Colwyn passing Aldi on the right. At the top of the hill turn right into Highlands Road, proceeding onto Ffordd y Llan. Continue past the "Semaphore" taking the next left and proceed a short distance before turning right onto Cynfran Road.

Council Tax Band: C (provided on www.voa.gov.uk)
Energy Performance Rating Band: E
Tenure: Freehold

3 Bedroom Semi Detached House

6 Cynfran Road
Llysfaen
Conwy
LL29 8SU

£184,950

Reference Number:RP4455
22/10/2026

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos on Sea, Conwy, 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









