



House - End Terrace (EPC Rating:)

**1 BRYN Y MOR FFORDD Y LLAN,
LLYSFAEN, COLWYN BAY, LL29 8SB**

£825 Per



1 Bedroom House - End Terrace located in Colwyn Bay

Nestled in the charming village of Llysfaen, Colwyn Bay, this delightful end terrace cottage on Ffordd Y Llan offers a perfect blend of comfort and coastal living. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a tranquil retreat.

As you step inside, you will be greeted by a tastefully updated interior that exudes warmth and character. The reception room provides a welcoming space for relaxation or entertaining guests, while the modern bathroom ensures convenience and style. The cottage is equipped with LPG gas central heating, ensuring a cosy atmosphere throughout the year.

One of the standout features of this property is the stunning sea views that can be enjoyed from various vantage points. Imagine sipping your morning coffee while gazing out at the sparkling waters, or unwinding in the evening with the picturesque backdrop of the coastline and sunsets.

The cottage garden offers a lovely outdoor space, perfect for gardening enthusiasts or simply enjoying the fresh air. It provides an excellent area for al fresco dining or a peaceful spot to read a book on sunny days.

This charming one-bedroom cottage is not just a home; it is a lifestyle choice, offering the perfect opportunity to embrace the beauty of coastal living while being conveniently located near local amenities and the beach a 10 minute drive away. This property is sure to impress. Do not miss the chance to make this delightful cottage your own.

Porchway

Wooden door with glazed window. Wooden porchway. Tiled floor. Glazed window. UPVC double glazed door.

glazed window. Tiled windowsills. Beautiful views. Sea views. Stone feature walls. UPVC double glazed front windows.

Living Room

13'0" x 11'7"

LVT floor. Stone wall. Tiled hearth. UPVC double glazed window. Deep set windowsills. Gas radiator. Beams on ceiling.

Attic Room

12'7" x 10'3"

Attic Room with luxury carpet following up from the bedroom with double aspect Velux windows offering stunning views and a unique work space. Stone wall, radiator ,ceiling spotlights.

Kitchen

9'0" x 12'7"

Step up to kitchen. LVT flooring. Baxi combi boiler. Space for washing machine. Integral fridge and freezer. Integral electric oven and 4 hobs with extractor fan. UPVC Double glazed bay window looking out onto the garden. Composite sink and drainer. Chrome mixer taps. Gas radiator. Bay window UPVC. Glazed wooden door to conservatory.

Bathroom

5'6" x 7'4"

Wooden door to bathroom. Laminate flooring. Bath with shower over. Fully tiled walls. Mixer taps and mixer shower. Glazed screen. Toilet. Basin mixer taps. Radiator. Lino flooring. Mirror lighting. UPVC Double glazed window with frosted glass.

Conservatory

Double glazed doors. Tiled floor. Wooden window. Stone walls.

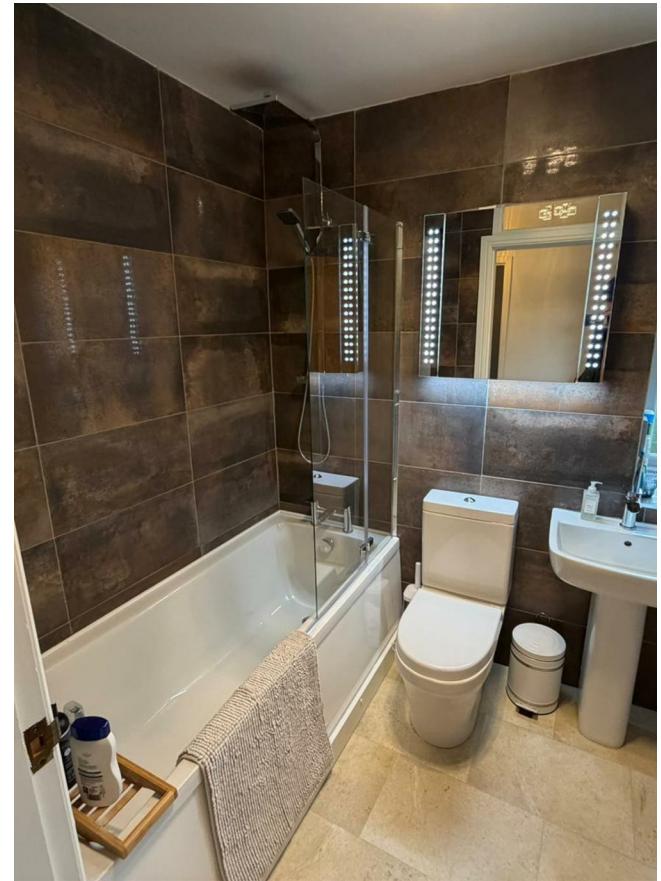
Garden

Patio with slabs. Decorative stone border. Stone walls. Wooden garden shed. Beautiful views.

Bedroom 1

21'8" x 12'8"

Step up to bedroom. Wooden door. Radiator. UPVC Double



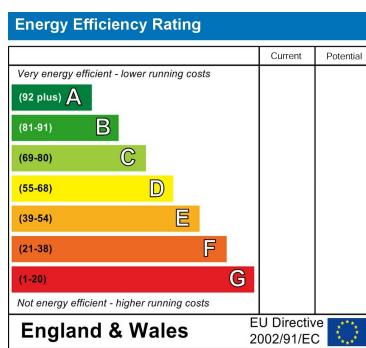
WYNNE DAVIES ESTATE AGENTS | HADDEN COURT PENRHYN AVENUE, RHOS ON SEA,
CONWY, LL28 4NH



Council Tax Band

B

Energy Performance Graph



Call us on

01492 545665

lettings@wynnedavies.co.uk

www.wynnedaviesestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.