

Cynfran Road, Llysfaen, Colwyn Bay

Asking Price: £279,950

Beresford Adams









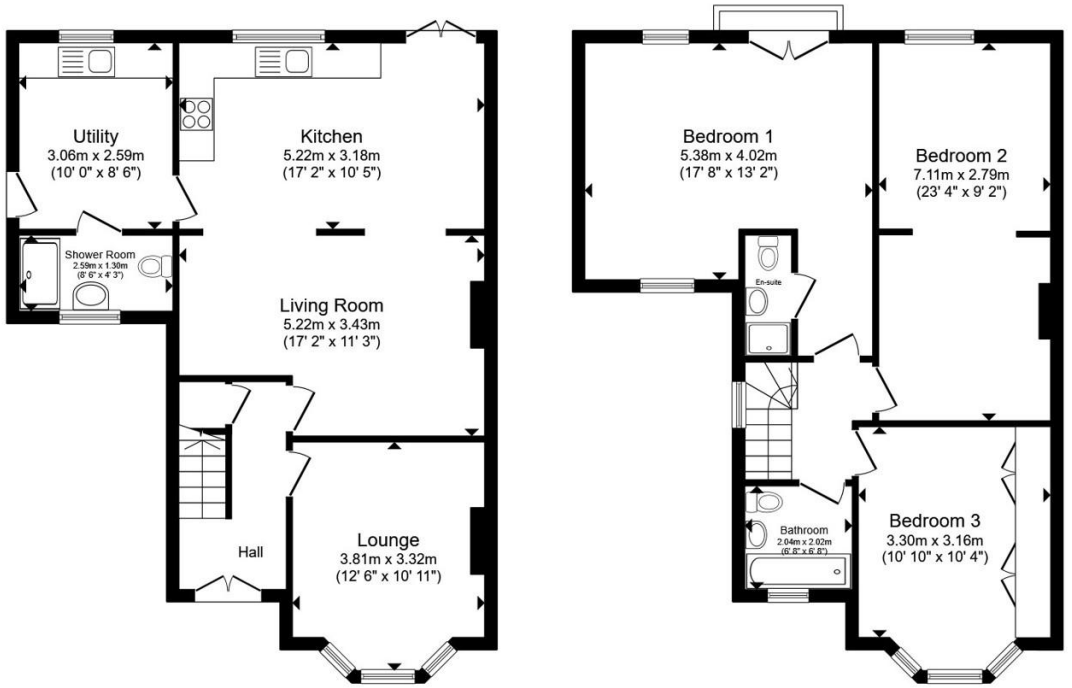




A substantial and beautifully presented three-bedroom semi-detached family home occupying an elevated position and enjoying extensive sea views.
Immaculately presented throughout, this impressive property has been significantly extended, remodelled and refurbished in recent years to create a spacious and versatile home perfectly suited to modern family living.
The light-filled accommodation offers an excellent balance of living and entertaining space, featuring a welcoming reception hall, a cosy lounge with multi-fuel stove and sea views, and a superb open-plan living, dining and kitchen area with French doors opening onto the rear courtyard. A generous utility room and ground floor shower room further enhance the practicality of the home.
To the first floor are three well-proportioned double bedrooms, including a superb principal suite with en-suite shower room and Juliette balcony, together with a contemporary family bathroom. Several rooms enjoy stunning panoramic coastal views, adding to the property's exceptional appeal.
Externally, the property benefits from off-road parking, attractive front and rear gardens, and a private enclosed courtyard designed for relaxing and entertaining, complete with a hot tub.
The elevated rear garden features established planting, lawned areas and a raised decking area from which to enjoy the surroundings.
Additional benefits include gas central heating, double glazing and solar panels, helping to improve the home's energy efficiency.
Offering generous family accommodation in a sought-after position with breathtaking sea views, this is a property that must be viewed to be fully appreciated.







Ground Floor

First Floor

Total floor area 128.2 m² (1,380 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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