

Alltwen, Llysfaen, Colwyn Bay

Offers Over: £175,000

Beresford Adams













Being sold with no onward chain Enjoying distant sea views and situated within a charming village setting, this beautifully presented two-bedroom semi-detached, which has been extended to the rear, home offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Combining countryside surroundings with excellent transport links, the property enjoys easy access to the A55, making it ideal for commuters seeking the perfect balance between rural living and convenience.

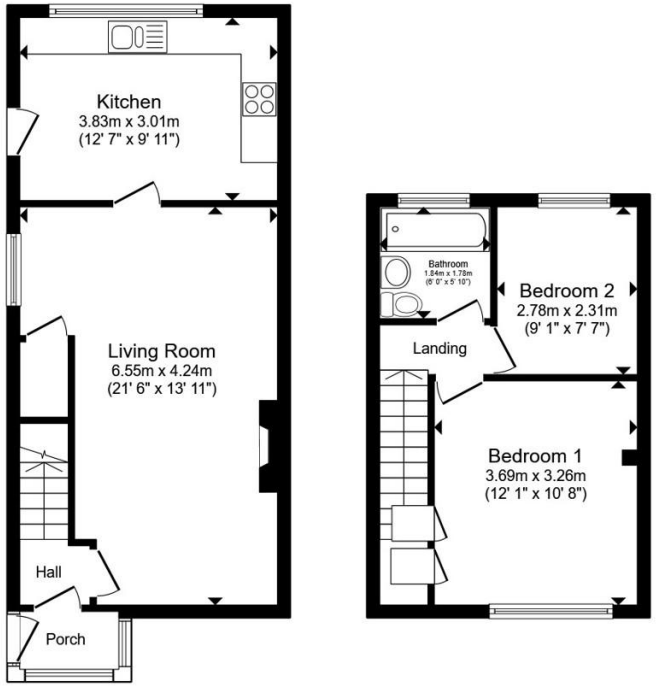
The accommodation is well maintained throughout and, upon entering, you are welcomed by a bright entrance hall leading to a spacious lounge/dining room. A feature multi-fuel burner creates a warm and cosy focal point, making this a wonderful space to relax or entertain. To the rear, the modern fitted kitchen offers a stylish and practical layout with direct access to the garden, perfect for everyday living.

To the first floor are two generous double bedrooms, both enjoying pleasant outlooks, together with a contemporary family bathroom fitted with a modern suite.

Externally, the property continues to impress. To the front, a lawned garden sits alongside a private driveway providing ample off-road parking and access to a useful workshop/garage. The enclosed rear garden offers an excellent space for outdoor enjoyment, featuring a decked seating area with pergola, ideal for al fresco dining and entertaining. There is also ample room for a hot tub should buyers wish to add one, alongside a well-maintained lawn and garden shed. Further benefits include gas central heating, double glazing and solar panels, helping to improve the home's energy efficiency and running costs.







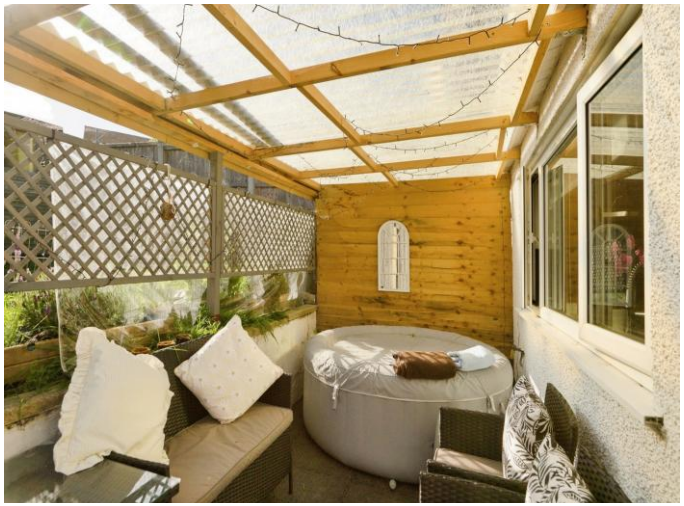
Ground Floor **First Floor**

Total floor area 70.4 m² (758 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: **C**

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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