



## Ffordd Llanelwy, Betws Yn Rhos

**£350,000**

Situated in the sought-after rural village of Betws yn Rhos, we are delighted to present this beautifully presented semi-detached reverse-level cottage, enjoying far-reaching countryside and sea views. Conveniently located just a short drive from Abergele, Colwyn Bay and the North Wales coast, the village itself benefits from local amenities, a public house and golf course, while the surrounding area offers beaches, scenic countryside walks and a variety of popular attractions.

The property briefly affords the following accommodation: to the ground floor are three generous bedrooms, one with en-suite facilities, a family bathroom and a utility room. The first floor offers stylish open-plan living, comprising a well-equipped kitchen, lounge, sitting and dining areas, with doors opening onto a balcony showcasing stunning views. Externally, the property benefits from a large private driveway, detached garage and a fully enclosed garden.

A charming home set within a peaceful location, offering excellent access to both coast and countryside. Ideal as a beautiful family home or potential investment property, currently utilised as a holiday let with an income of 25k per annum net of agency fees. Viewing is highly recommended to fully appreciate all this property has to offer.



## Ground Floor

### Hallway

#### Bedroom 1

14'2 x 7'7 (4.32m x 2.31m)



#### Ensuite

7'5 x 7'2 (2.26m x 2.18m)

#### Bedroom 2

13'4 x 10'2 (4.06m x 3.10m)

#### Bedroom 3

11'12 x 6'7 (3.35m x 2.01m)

### Bathroom

7'9 x 5'6 (2.36m x 1.68m)

### Utility Room

7'4 x 4'6 (2.24m x 1.37m)



## First Floor

### Kitchen

11'9 x 10'7 (3.58m x 3.23m)

### Dining Area

14'3 x 13'5 (4.34m x 4.09m)



### Sitting Area

12'5 x 8'2 (3.78m x 2.49m)

### Lounge

18'10 x 14'10 (5.74m x 4.52m)

### Exterior

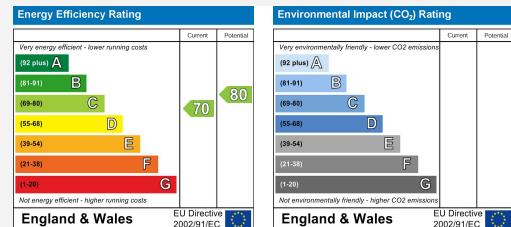
The property benefits from garden areas to both the front and rear, a private driveway providing off-road parking, and a detached garage. The rear garden is laid mainly to lawn with attractive brick-paved areas, offering an ideal space for outdoor seating and entertaining while enjoying the stunning countryside and sea views.



### Agents Notes

#### Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared Wednesday 21st January 2026
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND TBC - FREEHOLD



jonesandredfearn.com



01745 351111



info@jonesandredfearn.com

