

## 16 Llys Dolhaiarn, Llanfairtalhaiarn, Conwy, LL22 8SX

£249,950

3 1 2



Situated in a quiet cul-de-sac and set within the pretty village of Llanfairtalhaiarn which borders open countryside. This chain free detached family home comprises of three or four bedrooms, large lounge/diner, modern kitchen, family bathroom and downstairs cloakroom. There is a driveway, front enclosed courtyard and south facing rear garden. The village offers a primary school, pubs, a local shop, park and pleasant riverside walks. The house benefits from LPG central heating and uPVC double glazed windows throughout.

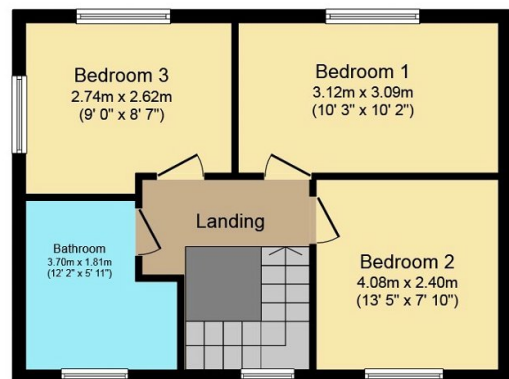
## Key Features

- Chain Free
- Enclosed garden
- Village location
- Large lounge/diner
- EPC - E
- 3/4 Bedrooms
- Modern kitchen
- Quiet cul-de-sac
- Council Tax - D
- Tenure - Freehold



### Ground Floor

Floor area 61.5 sq.m. (662 sq.ft.) approx



### First Floor

Floor area 44.3 sq.m. (477 sq.ft.) approx

Total floor area 105.8 sq.m. (1,139 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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