Glandwr, School Lane, Llanfairtalhaiarn, Conwy, LL22 8RT £155.000

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PETER LARGE

- ESTATE AGENTS ———

This property is for sale by Modern Method of Auction powered by IamSold LTD. Starting bid of £155,000. A stunning, stone built, Grade 2 listed cottage situated in the beautiful village of Llanfairtalhaiarn which boasts riverside walks, a post office and store, popular pubs/restaurant and a primary school. The nearby market towns of Abergele and city of St Asaph have bustling high streets, local supermarkets and schools for all ages. The property benefits from two reception rooms, kitchen, utility, bathroom and two bedrooms. With low maintenance front and rear gardens, free carparking in the carpark behind the property, with access from here to the rear of the property. This property has part timber secondary glazing and part uPVC and LPG gas central heating throughout.

abergele@peterlarge.com

01745<u>825511</u>

www.peterlarge.com

Key Features

- For Sale by Modern Auction T & C's apply
- · Buyers fees apply
- Grade 2 listed Stone cottage
- Rural location
- · Tenure Freehold

- Subject to Reserve Price
- The Modern Method of Auction

Bathroom

1.72m x 3.10m 5'8" x 10'2"

- · Countryside walks nearby
- Epc F

PETER LARGE

• Council Tax - C

Vility
2.50m x 1.83m
52" x 60"Dining Room
2.86m x 3.49m
95" x 115"Reception Room
2.65m x 3.57m
88" x 119"95" x 115"Reception Room
2.65m x 3.57m
88" x 119"95" x 115"Sitting room
117" x 117"Sitting room
117" x 117"Sitting room
118" x 118"Ground Floor
Aprox 51 sg m / 548 sg ftFirst Floor
Aprox 35 sg m / 322 sg ft

Approx Gross Internal Area 87 sq m / 940 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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