

## Ivy Cottage, Bron Y Berllan Mews, Tan Y Fron Road, Abergele, LL22 9BA

£190,000

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This charming stone cottage is located within a court yard setting, alongside similar properties on the outskirts of Abergele town. There are many original cottage features such as solid stone walls, deep window sills and vaulted ceilings with rustic beams and the cottage also benefits from having mains gas and a specialised water treatment plant. The property has been updated with quality flooring to the principal rooms, a fitted kitchen and white bathroom suite. Located in a rural setting with nature, country walks and horse riding on the doorstep; yet the property is just a short drive from Abergele town centre with all its amenities including shops, schools and leisure facilities. Access to the A55 Expressway is within one mile, offering a quick commute along the North Wales coast and beyond.



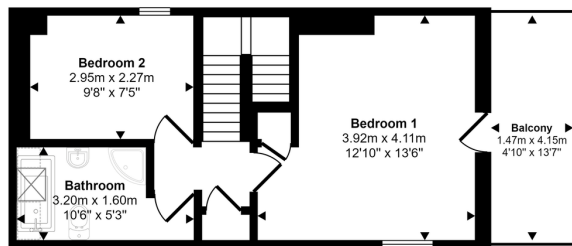
## Key Features

- Country cottage
- Character and charm
- Two bedrooms
- Allocated parking
- EPC rating - C
- Distant sea views
- Conservatory
- Outskirts of Abergele
- Freehold
- Council tax band - C / price reduction 07/03/2025


Approx Gross Internal Area  
87 sq m / 936 sq ft



Ground Floor  
Approx 53 sq m / 572 sq ft



First Floor  
Approx 34 sq m / 364 sq ft

 Denotes head height below 1.5m

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.

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