

PETER LARGE

ESTATE AGENTS

## Tirionfa, 7 Station Road, Llanddulas, Conwy, LL22 8HD

£264,950

3 1 2



A spacious detached family house, on the market for the first time in fifty years and brimming with character. Many original features such as picture rails, some stained glass windows and lounge fireplace and benefitting from a detached single garage and good size rear garden. Accommodation includes two reception rooms, fully fitted kitchen, three bedrooms and shower room. Location and convenience is key here, with the beach, A55 Expressway and regular bus services so close by. Llanddulas village has a primary school, Post Office and a popular public house, with the nearby towns of Abergele and Colwyn Bay offering further amenities.

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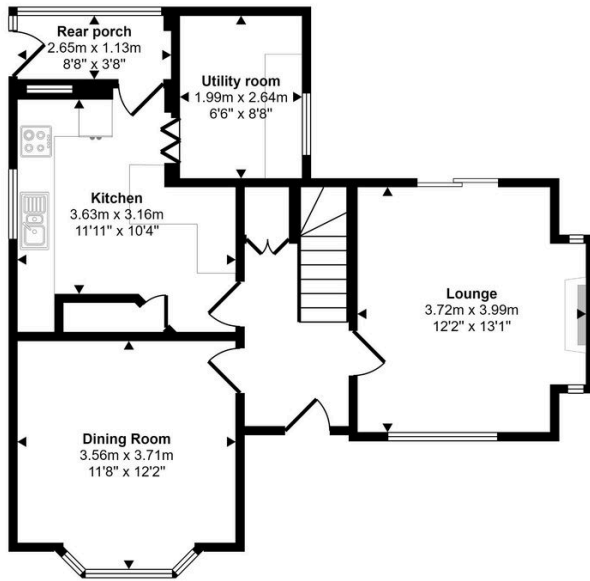
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45-47 MARKET STREET, ABERGELE, CONWY, LL2 7AF

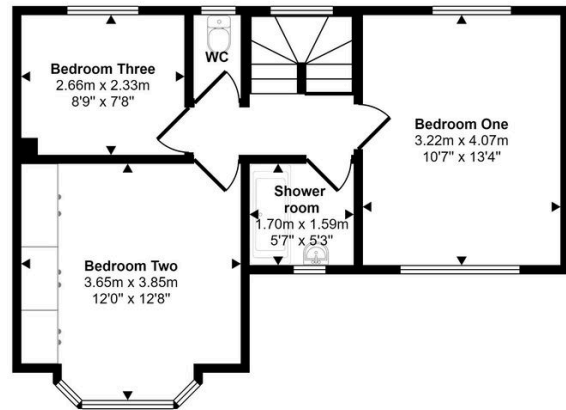
## Key Features

- Detached family house
- Kitchen plus utility
- Shower room
- Detached garage
- Freehold
- Two reception rooms
- Three bedrooms
- Lawn gardens to front and rear
- EPC rating - D
- Council tax band - E

Approx Gross Internal Area  
100 sq m / 1077 sq ft



Ground Floor  
Approx 57 sq m / 613 sq ft



First Floor  
Approx 43 sq m / 464 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.