

## 2 Elwy Valley Lodges, Llangernyw, Abergele, LL22 8PP









Escape to the countryside to your own timber lodge with year round residency, situated on a quiet and well maintained site with communal gardens and countryside views. The lodge offers pleasant accommodation including open plan lounge/kitchen, one double bedroom and shower room. Outside is a utility shed, parking and decked area to the rear. The coast at Abergele is approximately ten miles where there is a wide range of facilities and access to the A55 Expressway.



## **Key Features**

- · Rural setting
- · Open plan living room and kitchen
- · Shower room
- · Peace and quiet
- Council tax band = B

- · Timber lodge
- · One double bedroom
- Parking
- EPC rating TBC
- · Leasehold

## Approx Gross Internal Area 43 sq m / 462 sq ft En Suite 2.27m x 2.31m 7'5" x 7'7" 3.62m x 3.25m 11'11" x 10'8" Kitchen Lounge Diner 5.97m x 3.69m 19'7" x 12'1"

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.