



## Poultry Cottage Llansannan, Llansannan, Denbighshire, LL16 5LB

**£295,000**

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**EPC - F27**

**Council Tax Band - D Tenure - Freehold**

# SUMMARY

Video Tour Available... A well presented one bedroomed detached cottage from the 1900's, located in a very private and secluded position on the outskirts of the village of Llansannan. Being within the heart of the Aled Valley yet conveniently close to the village centre. Occupying an idyllic location with totally stunning unspoilt views, this detached cottage stands in large grounds and offers the opportunity to purchase a unique rural retreat. Situated on approx half an acre, including a small paddock with two stables, ideal for shetland ponies. Further benefits include air source heating and full insulation. EPC Rating F24.



## Description

Llansannan is a rural village and community in Conwy County Borough, Wales. It lies on the bank of the River Aled and is about 8 miles to the south of Abergele and 9 miles to the west of Denbigh.

Providing excellent amenities including shop, post office, Red Lion Inn and Ysgol Bro Aled primary school.

## Accommodation

Hardwood stable door leads into:

### Kitchen

12'7" x 8'1" (3.84 x 2.46)

Offering a range of modern wall, drawer and base units with work surfaces over, inset sink with bowl and half drainer, space for tall standing fridge freezer, four ring electric hob and oven below, plumbing for washing machine, tiled splash back, power points, radiator and dual aspect windows to the side and rear overlooking the beautiful gardens around.

### Hallway

Accommodation off.

### Lounge

17'4" x 12'4" (5.28 x 3.76)

A cozy lounge with central feature brick built fireplace housing the multi-fuel log burner, feature beamed ceilings, radiator, power points, tiled flooring, dual aspect windows to the side and further window to the front.

Stairs off;

### Sun Room

14'1" x 8'1" (4.29 x 2.46)

With windows around overlooking the garden and stunning views, power points and door to the rear.

### Bathroom

7'10" x 7'10" (2.39 x 2.39)

A modern bathroom with character offering low flush W.C, panelled bath with over head shower, vanity unit with basin, storage cupboard housing the hot water tank, radiator, tiled flooring, part tiled walls and obscure glazed window to the side.

### Bedroom One

17'3" x 12'3" (5.26 x 3.73)

A spacious bedroom with feature beams, radiator, power points and window to the side and front overlooking the stunning countryside views.

### Boot Room

8'0" x 5'9" (2.44 x 1.75)

Attached to the property to the rear is a useful boot/tack room, with ample storage space.





## Outside

The property is approached via a good size driveway with gated access.

Leading to the spacious and well maintained gardens which comprise of extensive lawned areas with established flower beds and mature shrubs, trees and hedging. The property abuts open countryside and woodland with views over the valley and the neighbouring walled gardens. To the rear is a useful stone outbuilding together with timber garden store and two stables.

## Directions Via Henllan

Head south-east on Crown Ln towards Hall Square/A543

Turn right onto High St/A543

At the roundabout, take the 1st exit onto Pwll-Y-Grawys/A543

Turn right onto Gwaenynog Rd/B5382

Turn left onto Ffordd Copsy/B5382

Slight right to stay on B5382

Stay on B5382, continue along for 4.5 miles, take a right turning signposted Mostyn

Continue along, over the bridge for approx 1 mile

Take the left turning at the fork, private driveway 'Pen Y Coed' and by way of our for sale board, continue along and the property can be found on the right hand side by way of another for sale board.



## Directions Via Llansannan

From Llansannan village centre, take the A544 Llanfair TH road and continue for approximately 2 miles, turning right signposted

Mostyn/Brynrydyrarian, continue along this lane for approximately 0.7 mile and take the right hand driveway signposted Pen y Coed. Follow the driveway and bear right down the hill where Poultry Cottage will come into view a short distance along on the right.



## Directions Via A55 Expressway

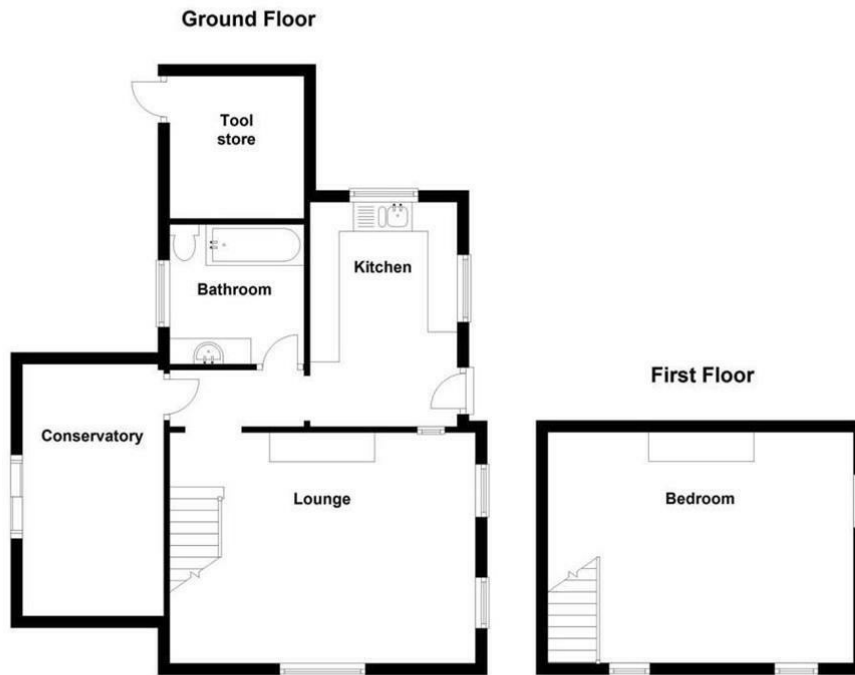
From the A55 Expressway, exit at Junction 24 and proceed to Abergele town centre, take the A548 Llanfair TH Road, upon reaching the village take the A544 Llansannan Road. Approximately 2 miles before reaching the village, take the left hand turning signposted











**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>27</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.