

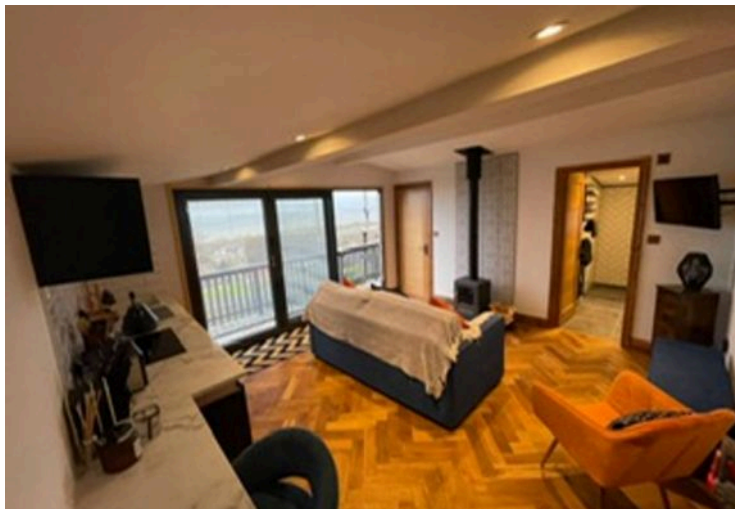
## Chalet B5, Pentregwyddel Road, Llanddulas

£90,000

EVERYTHING YOU SEE IN THE PICTURES COMES WITHIN THE PRICE • FULLY MODERNISED THROUGHOUT • LOG BURNER • MODERN SHOWER ROOM WITH RAINWATER HEAD • FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES • ELECTRIC PAID EVERY THREE MONTHS • SITE FEES £1,350 • SEA VIEWS • CASH BUYERS ONLY







### Entrance Porch

Entrance door and door leading to:

### Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

### Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

### Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

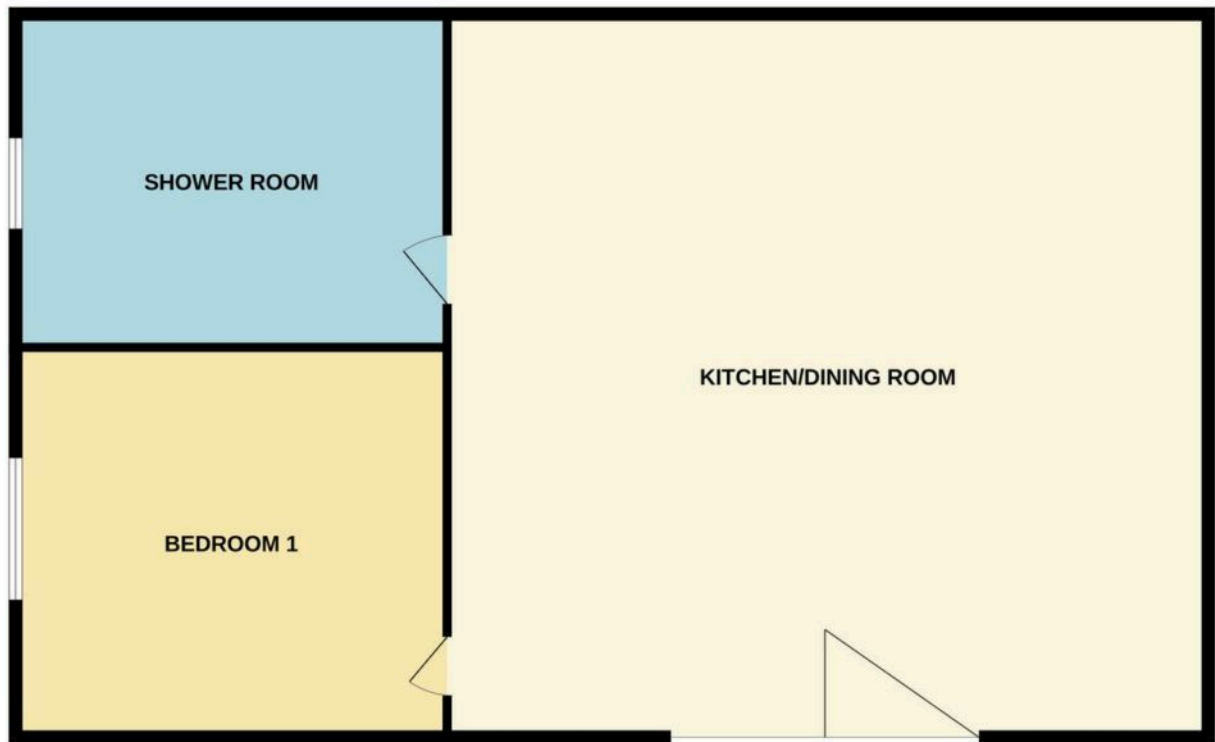
Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

### Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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