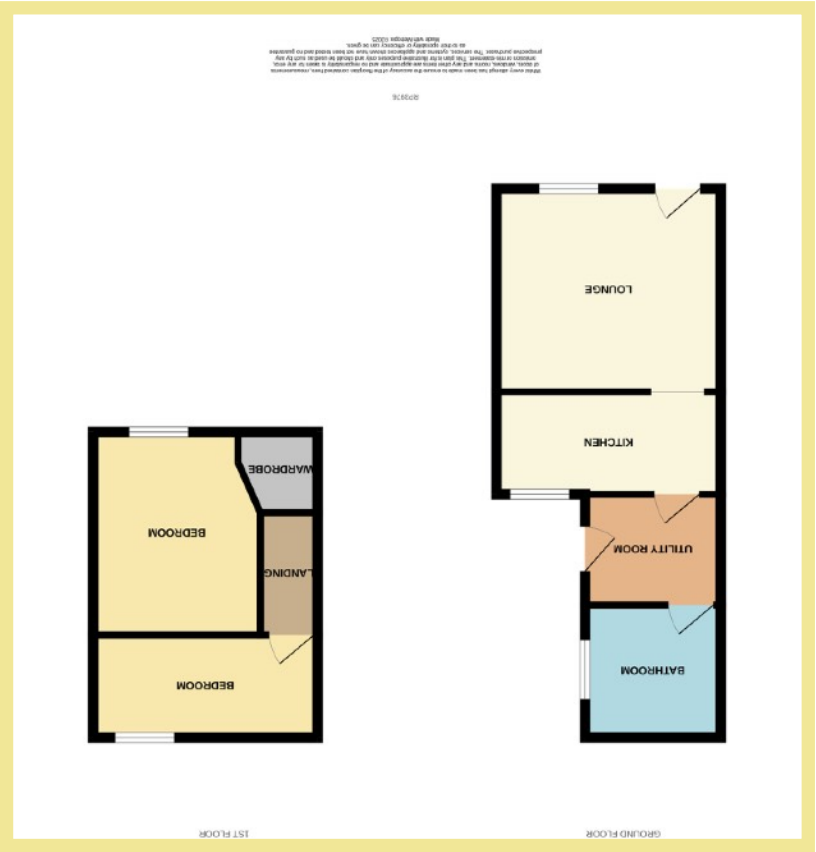


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

www.fletcherpoole.com



Bwthyn Y Bardd
Swan Square
Llanfair Talhaiarn
LL22 8RY

Beautifully Presented & Fully Refurbished Two Bedroom End Terrace Cottage

Situated In A Popular Village Location

Description

A beautifully presented and fully refurbished two-bedroom end terrace cottage situated in the picturesque village of Llanfair TH. The property has gone under an extensive programme of refurbishment by the current owner in the last three years to include externally a new slate roof on the back, new flat rubber roof on the extension, the chimney has been fully repointed, new UPVC back door with new UPVC windows in the extension to the rear. Internally the property benefits from a new Howdens shaker style kitchen, with wood effect worktops and integrated appliances, a beautiful modern contemporary shower room, bespoke fitted wardrobes and has been redecorated and carpets throughout. The property benefits from UPVC double glazing and oil-fired central heating and viewing is highly recommended to appreciate the presentation and finish throughout and the central village location with local pubs and convenience store.

The accommodation on the ground floor briefly comprises, a beautifully presented lounge with log burner and bespoke cupboards which leads through into a modern fitted kitchen with feature exposed brick and stone walls, with integrated appliances, and breakfast bar, utility room with tiled floor and space for washing machine and tumble dryer and a modern contemporary ensuite shower room with spacious shower and combined vanity and toilet unit. A feature driftwood staircase with patterned tiles provides access to the first floor, where there is a small landing, a double bedroom to the front aspect with feature shelving and built in wardrobe with automatic light, and a second smaller single bedroom to the rear with bespoke built in wardrobes.

Outside to the front is walled with metal gates providing off road parking for one car with a sunny seating area and mature hedging. The rear garden is enclosed with steps leading upto to a raised patio area with a good sized shed for storage and a rear gate for access.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM END TERRACE COTTAGE
- ✓ FULLY REFURBISHED IN THE LAST 3 YEARS
- ✓ MODERN KITCHEN AND CONTEMPORARY SHOWER ROOM
- ✓ PICTURESQUE CENTRAL VILLAGE LOCATION
- ✓ OFF ROAD PARKING & LANDSCAPED GARDEN

Lounge

12’8” x 11’3” (3.86m x 3.42m)



Kitchen/Diner

12’6” x 5’4” (3.80m x 1.63m)



Utility

7’1” x 6’0” (2.15m x 1.83m)

Shower Room

7’2” x 6’9” (2.19m x 2.05m)

Bedroom One

11’7” x 9’0” (3.52m x 2.74m)

Built In Wardrobe

3’7” x 3’7” (1.09m x 1.09m)

Bedroom Two

12’6” x 5’3” (3.80m x 1.59m) Into wardrobe

Shed

6’10” x 2’8” (2.08m x 0.80m)

Location

Situated in the picturesque village of Llanfair TH with its local pubs and convenience store. Close by to the town of Abergele with its local shops and amenities. The A55 dual carriageway is near by for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right onto the promenade, turn right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight across at the roundabout and join the A55 in the direction of Chester, leave the A55 at the junction signposted Llanddulas, proceed down the slip road to the mini roundabout, turn right and follow the road in the direction of Abergele, continue along Llanddulas Road, take the second exit at the first roundabout, continue into Abergele, turn right at the traffic lights by the George & Dragon pub onto Llanfair Road, follow this road for 5 miles until you come to the village of Llanfair TH, proceed over the bridge and past the convenience store where the property can be found on the left hand side.

Council Tax Band: TBC
Energy Performance Rating Band E

2 Bedroom
End Terrace
Cottage

Bwthyn Y Bardd
Swan Square
Llanfair Talhaiarn
LL22 8RY

£169,950

Reference Number:RP3976
23/05/25

Fletcher & Poole,
1A Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhos@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		