




PETER LARGE

ESTATE AGENTS

## Pant Y Glyd, Moelfre, Abergele, Conwy, LL22 9RG

Offers Over £580,000

 4  3  2



An absolutely charming detached cottage surrounded by open countryside, yet only minutes from the A55 Expressway. Situated along a lane and in a glorious rural valley setting. This versatile property briefly comprises of large lounge/diner, kitchen with breakfast bar, family bathroom and three bedrooms, one with ensuite and another being downstairs. An added bonus is the detached annexe with lounge/kitchen, double bedroom and ensuite, providing an ideal holiday let, subject to relevant permissions. The whole plot extends to approximately one acre with plenty of parking, lawn gardens, patio with pergola plus an extensive paddock. A stream flows through the gardens of the cottage and into a natural pond, just brimming with plants and wildlife.

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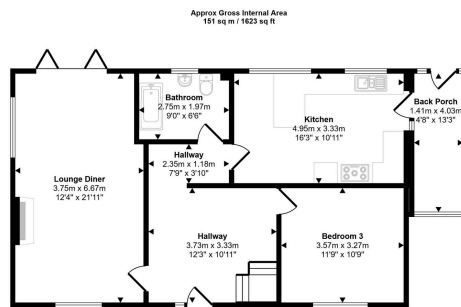
| 01745 825511

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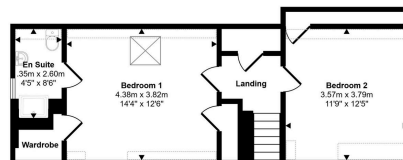
45-47 MARKET STREET, ABERGELE, CONWY, LL2 7AF

## Key Features

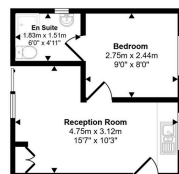
- Delightful three bedroom detached cottage
- Large plot extending to approx. one acre
- Orchards, stream and pond
- Ample parking and garages
- Large lounge with cast iron stove
- Detached one bedroom annex
- Countryside views
- EPC rating - C
- Council tax band - E
- Freehold



Ground Floor  
Approx 83 sq m / 891 sq ft



First Floor  
Approx 46 sq m / 491 sq ft



Outbuilding  
Approx 22 sq m / 240 sq ft

□ Denotes head height below 1.5m

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 Magic Snappy 360.