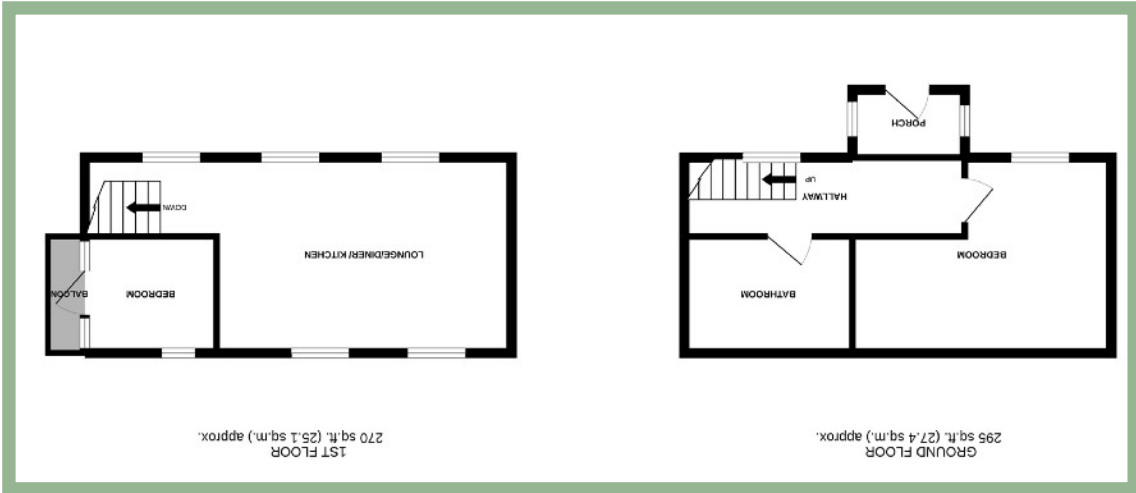


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



Harlequin Cottage
Llangernyw
Abergele
LL22 8PP

A Well Presented Two Bedroom Semi-Detached Cottage Situated In The Heart Of The Village

Description

A well-presented two-bedroom semi-detached cottage situated in the heart of the village, ideally located for the shop and pub. The cottage originally dates back approximately 400 years, and enjoys a split-level layout, with a modern open plan kitchen/lounge/diner on the first floor. The current owner has carried out an extensive programme of refurbishment in the last couple of years, externally to include new windows, new fascia boards, painted, newly fabricated balcony of the bedroom and fully landscaped to the front with a seating area and shed.

Internally the property has been fully decorated with new flooring in the bathroom with a bespoke staircase in the lounge which takes you upto a small loft space which provides an additional seating area.

Accommodation comprising: Entrance porch, hallway, master bedroom and modern bathroom. A turned staircase leads to the first floor where you will find a lovely open plan lounge/diner/kitchen with vaulted ceiling exposed beams, dual aspect windows and modern contemporary log burner. The lounge area has a fully fitted kitchen with an integrated fridge, freezer, electric oven and hob. Bedroom two with a door out onto a small balcony, a bespoke turned staircase provides access to a small loft with a sofa which overlooks the main living area.

- ✓ SEMI-DETACHED STONE COTTAGE
- ✓ SUPERB OPEN PLAN LOUNGE/DINER/ KITCHEN WITH APEX CEILING & EXPOSED OAK BEAMS
- ✓ NEW BALCONY FROM BEDROOM TWO
- ✓ SITUATED IN THE HEART OF THE VILLAGE
- ✓ CURRENTLY RUN AS A HOLIDAY LET
- ✓ OPTION TO PURCHASE FURNITURE
- ✓ NO CHAIN

Entrance Porch Leading Into Hall

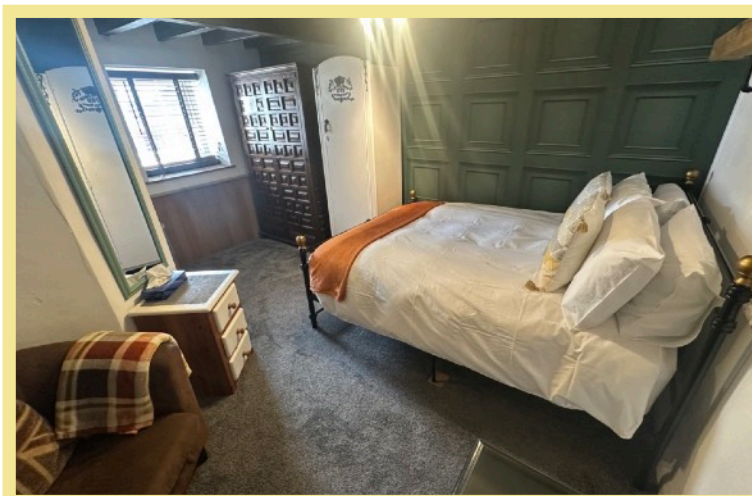
Open Plan Lounge/Kitchen/Diner

5.32m x 4.16m (17'5" x 13'8")



Master Bedroom

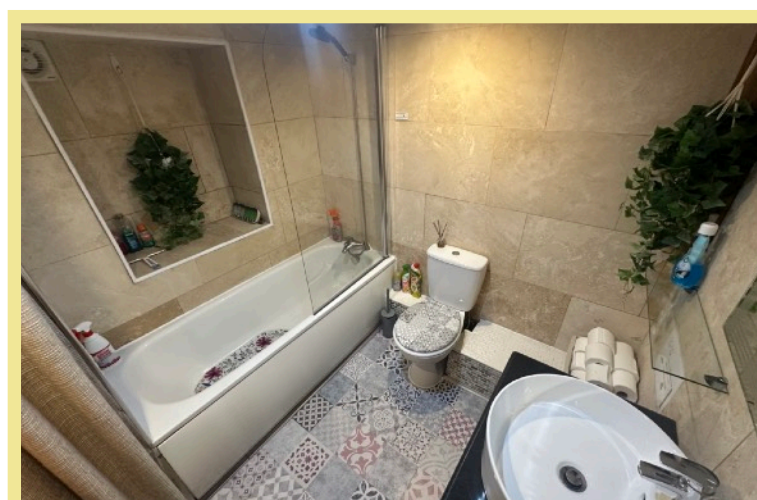
4.11m x 3.41m (13'6" x 11'2")



Bedroom Two

2.28m x 2.06m (7'6" x 6'9")

Bathroom



Location

Llangernyw has a post office, pub and shop and a ten minute drive finds you in the market town of Llanrwst, and a 15 minute drive takes you into Abergele with its wealth of shops, amenities and access to the A55.

Directions

Directions: From our office turn right onto Rhos Promenade and onto Cayley Promenade, turn right onto Whitehall Road. At the roundabout take the second exit towards Colwyn Bay. At the mini roundabout, take the 1st exit onto Conway Rd/A547, Turn right onto Kings Road/B5113, Turn right onto Old Highway, Turn left onto Llanrwst Road, Continue onto B5113/B5381, Keep right and continue on B5113, Turn right onto A548, Then Turn left onto B5382, The property is opposite the Stag pub.

Council Tax Band: "C" (provided on www.voa.gov.uk)

Energy Efficiency Rating: Band G

2 Bedroom Semi Detached Cottage

Harlequin Cottage
Llangernyw
Abergele
LL22 8PP

£174,950

Reduced From ~~£189,950~~

Reference Number: RP4076

14/08/25

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

Registered Company
Number 4687367

Valuation

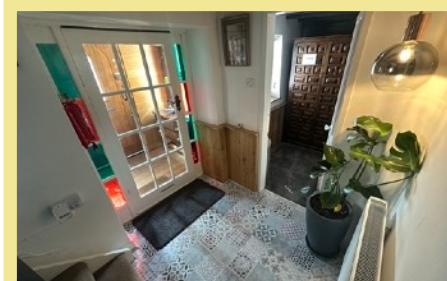
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		14 G