




## TY Mair, Abergele Road, Llanddulas, Conwy, LL22 8EN

£275,000

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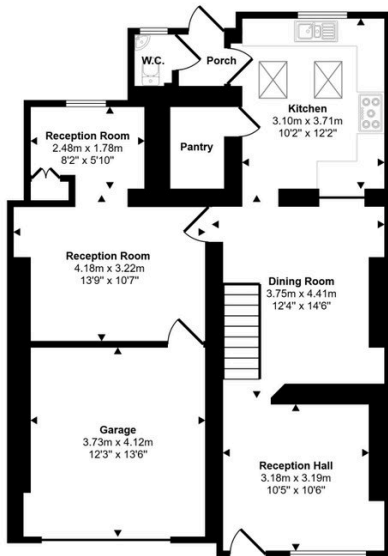


A unique and versatile property, with so much potential. This link detached four storey house has a basement plus charming and quirky accommodation which includes up to five large bedrooms. The property has been modernised, yet still retains much character from its two hundred year history. There is parking to the front, a garage and an enclosed garden to the rear. Set in the heart of Llanddulas village and so convenient for the local primary school and Post Office, the A55 Expressway and regular bus services. Abergele town centre is within three miles, with the larger towns of Colwyn Bay and Llandudno just a short drive. Viewings are recommended to appreciate what this interesting house has to offer.

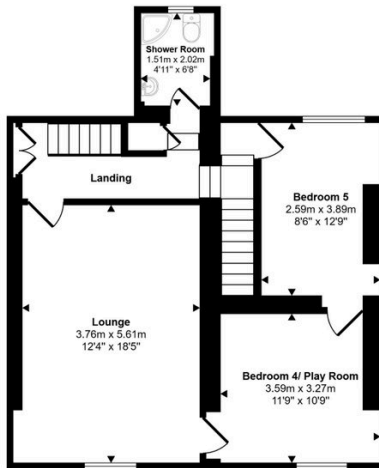
## Key Features

- Spacious and full of character
- Potentially 5 bedrooms
- Two bathrooms
- Single garage
- Council tax band - E
- Versatile accommodation
- Double glazing and gas central heating
- Enclosed garden
- Freehold
- EPC rating - E

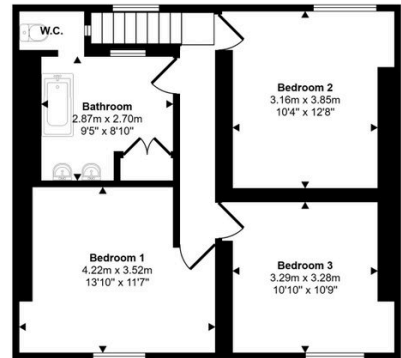
Approx Gross Internal Area  
209 sq m / 2249 sq ft



Ground Floor  
Approx 85 sq m / 911 sq ft



First Floor  
Approx 64 sq m / 688 sq ft



Second Floor  
Approx 60 sq m / 648 sq ft

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 Made Snappy 360.