



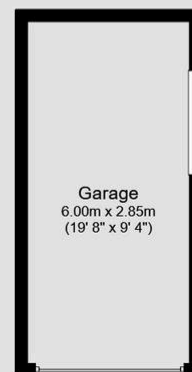
2 Groes Cottages, Llanasa – CH8 9LZ – Offers over £300,000

Tenure: Freehold – Council Tax: F – EPC: D65

Presenting this exceptional three-bedroom semi-detached cottage, positioned within a charming courtyard setting on the edge of Llanasa Village. This beautifully appointed home blends traditional character with modern comforts, offering spacious and versatile accommodation throughout. With vacant possession and no onward chain, this home is ready for immediate occupation, representing a rare opportunity in a sought-after rural location. Surrounded by picturesque countryside, the cottage enjoys a tranquil setting while remaining within easy reach of local amenities and transport links. Viewing is highly recommended to fully appreciate the unique charm of this delightful residence.

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Total floor area: 123.6 sq.m. (1,330 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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