



4 Tai Newyddion | Gwytherin | Abergele | LL22 8UT

An idyllic property, set in a village location next to an ancient church and babbling brook. Having undergone a wealth of improvements throughout this property benefits from all modern day refinements. Viewing is highly recommended.

£149,950

- Cottage
- Modern improvements
- Babbling Brook
- Rural & Village Location
- Character Property

Including lounge with multi fuel fire, country kitchen with modern appliances, downstairs shower room, and two double bedrooms upstairs, outside shed/store measuring 3.95m X 1.76m. The windows and external doors have all recently been fitted and the accommodation affords:

LIVING ROOM

13' 2" x 12' 3" (4.02m x 3.74m) Composite double glazed door gives access into this beautiful and modern room with balustrade staircase leading off to first floor level. Double glazed window to front elevation. Multi fuel fire with decorative wood mantle and slate hearth. T.V. point. Beam ceiling. Telephone point, wood flooring and Electric radiator.

Glazed and leaded door to:

BREAKFAST KITCHEN

11' 1" x 10' 2" (3.4m x 3.1m) With custom built base and wall units with complimentary work surface over. Inset 'Belfast' sink with mixer tap. Wall tiling, wood floor, space for fridge, double glazed window to the rear, four ring electric hob with electric oven and grill. Lighting, power points and electric radiator. Door from kitchen gives access into:

SHOWER ROOM

Modern shower room with pedestal wash hand basin with tiled splashback, low level W.C. and shower cubicle with electric shower with panelled walls. Electric radiator, light above mirror and extractor fan.

First Floor Accommodation:

BEDROOM ONE

12' 5" x 11' 9" (3.79m x 3.59m) A bright and airy double bedroom with double glazed window overlooking the front of the property providing glorious views of the hillsides and beyond. Lighting, power points, electric radiator and two built in storage cupboards. Door gives access into:

BEDROOM TWO

11' 0" x 10' 2" (3.36m x 3.10m) Another bright double bedroom with window overlooking the rear of the property, lighting, power points and electric radiator.

OUTSIDE

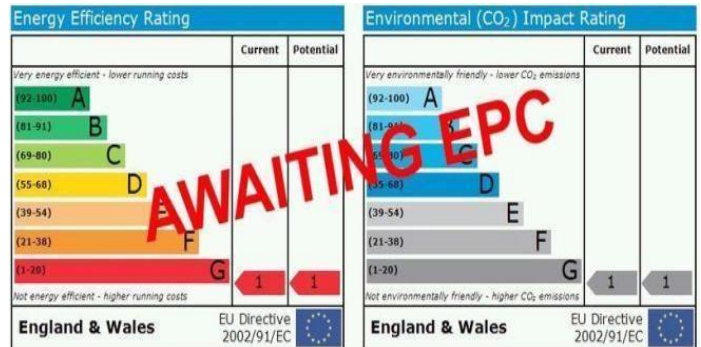
With a true countryside cottage garden, the front is mainly laid to lawn with a variety of mature plant and shrub borders. The garden enjoys a seating area where you can enjoy those warm summer days watching nature and listening to the babbling brook that runs alongside. Benefiting from outside store with power supply, lighting and shed.

SERVICES

Mains electric, water and drainage are all believed to be connected or available at the property. Please note appliances are not tested by the selling agent.

DIRECTIONS

Head west on Bridge St/A547 towards Water St/A548 and Continue to follow A547. Turn left onto Chapel St/A548. Continue to follow A548 4.8 mi and then turn left onto A544. Turn right onto B5382 0.8 mi taking the left turning onto B5384 3.9 mi. Turn left and the destination is in the centre of the village on the left handside.



COUNCIL TAX BAND
Tax band: C

TENURE
Freehold

LOCAL AUTHORITY
Conwy County Borough Council

DATE
23/02/2021

Contact Details

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