



Total floor area 86.0 sq. m. (926 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.
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COUNCIL TAX BAND
Tax band B

TENURE
Freehold

LOCAL AUTHORITY
Conwy County Borough Council

DATE:
15th March 2021
Rev 01.03.22

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2 Bryn Her Terrace, Llanddulas, Abergele, Conwy,
LL22 8LN
£149,950

- Two Plots
- Cottage
- Spectacular Views
- Sunroom



lighting, power points, tiled flooring and radiator.

OUTSIDE

The property has a small yard area to the rear and, in addition, it benefits from two separate parcels of land. One is directly opposite the cottage with stunning coastal views and the other is situated behind and incorporates a single garage and stone outbuilding. Both parcels have further potential, subject to planning rules.

SERVICES

Mains electric, LPG gas, water and drainage are believed connected or available at the property. Please note no appliances are tested by the selling agent.

DIRECTIONS

From the Abergele office turn left and continue towards Tesco roundabout and proceed straight across, Continue to the next roundabout and take the first exit towards Llanddulas, on entering the village, turn left after the railings onto Pencoed Road. Follow the road up past the new housing estate and the property can be seen further up on the left hand side by way of a 'For Sale' board.

This two bedroom mid terraced cottage situated in an elevated position in the popular village of Llanddulas, enjoying breathtaking views of the coast. Having double glazing throughout, central heating system, sunroom, porch, lounge, kitchen/diner and off road parking. The property also has the benefit of two separate parcels of land. Viewing is highly recommended.

PORCH

10' 6" x 6' 2" (3.22m x 1.89m) UPVC double glazed window providing outstanding views towards the coast and 'Little Orme'. With lighting, radiator and tiled flooring. Timber door gives access into:

LOUNGE

14' 2" x 11' 3" (4.34m x 3.44m) With high ceilings, uPVC double glazed window, power points, radiator and feature ornate fireplace. Timber glazed door gives access into:

KITCHEN/DINER

14' 3" x 13' 6" (4.35m x 4.14m) With high ceilings, uPVC double glazed window to the rear, stainless steel sink with base unit below. Space and plumbing for washing machine, dish washer, fridge freezer and cooker. Storage cupboard with shelving, quarry tiled flooring, lighting, power points and ornate feature fireplace. Staircase leads to first floor accommodation and timber door gives access

INNER HALL

Continuation of the Quarry tiled flooring, uPVC double glazed door to rear, lighting, WORCESTER combination boiler and steps upto:

SHOWER ROOM

6' 7" x 6' 5" (2.03m x 1.98m) Three piece suite in white, comprising of low flush wc, pedestal wash hand basin, shower cubicle with electric shower, fully tiled walls and uPVC double glazed window providing natural light.

BEDROOM ONE

14' 1" x 11' 3" (4.31m x 3.45m) UPVC double glazed window provides stunning views from the first floor towards the coast. With exposed timber flooring, lighting and power points.

BEDROOM TWO - LSHAPED

13' 0" x 8' 0" (3.98m x 2.44m) Max UPVC double glazed window to the rear. With exposed timber flooring, lighting and power points.

GARDEN ROOM

11' 8" x 9' 9" (3.58m x 2.98m) Accessed from the outside, via a sliding uPVC double glazed door. This room enjoys a sunny aspect with

