

School Lane | Llanfairtalhaiarn | Abergele | LL22 8RT

£85,000

A well presented one bedroom cottage in the idyllic village of Llanfairtalhaiarn. The property offers ready to move into accommodation and low maintenance garden. Having been used to a holiday let this property would be suitable for investment purposes or could easily be enjoyed as a permanent home for someone. Only cash buyers to view.

- Idyllic cottage
- Village location
- Ideal for investment purposes
- Low maintenance garden
- Ready to move into

A beautiful and well presented cottage in the stunning village of Llanfair TH. The village is only approximately 5 miles from the local town of Abergele where there are an array of shops including a Tesco Supermarket. The village offers a local pub, café, shop and local walks that can be enjoyed.

The cottage has LPG heating throughout and is part uPVC double glazed and part single glazed. The property is only available for cash buyers and would be ideal for holiday lets.

LOUNGE

14' 6" x 8' 11" (4.44m x 2.72m) Accessed by uPVC double glazed door. Wooden flooring, lighting, radiator, power points and television point. Feature fireplace with brick wall effect surround and beam mantel with log burner within. Stairs lead to first floor. UPVC double glazed window overlooking the front. Access into;

DINING ROOM

8' 4" x 8' 0" (2.56m x 2.45m) Having the continuation of the wooden flooring, lighting, radiator and power points. Wooden stable style door giving access onto the rear and single glazed window. Access into;

KITCHEN

8' 3" x 6' 6" (2.54m x 2.00m) With a range of wall and base units with worktop surfaces over. Stainless steel sink and drainer with mixer taps over. Integrated electric oven and hob with extractor fan over. Lighting and power points. Space and plumbing for washing machine. Wall mounted boiler. Part tiled walls and tiled flooring. Beams across the ceiling. Single glazed window overlooking the rear.

BEDROOM ONE

9' 4" x 7' 3" (2.85m x 2.23m) Double sized room with lighting, radiator, power points and storage cupboard. UPVC double glazed window overlooking the front.

BATHROOM

8' 5" x 6' 9" (2.58m x 2.06m) Comprising of a three piece suite with low flush wc, pedestal wash hand basin and panelled bath with shower over. Vinyl flooring and part tiled walls. Ceiling beams, lighting, extractor fan and radiator. Single glazed window.

OUTSIDE

The rear garden is decked and has a feature built up wall with slate chippings. The garden is boarded by low concrete walling and timber fencing with a timber gate which gives

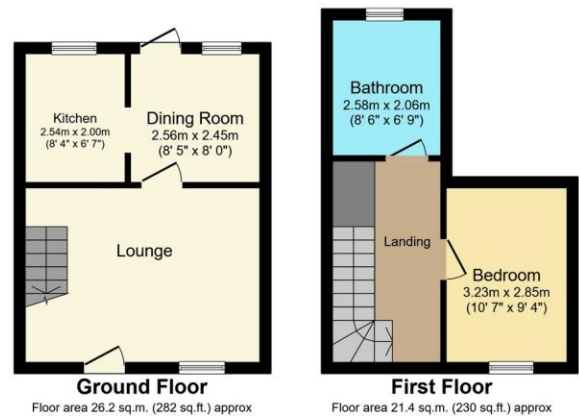
access out to the side of the property.

SERVICES

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

DIRECTIONS

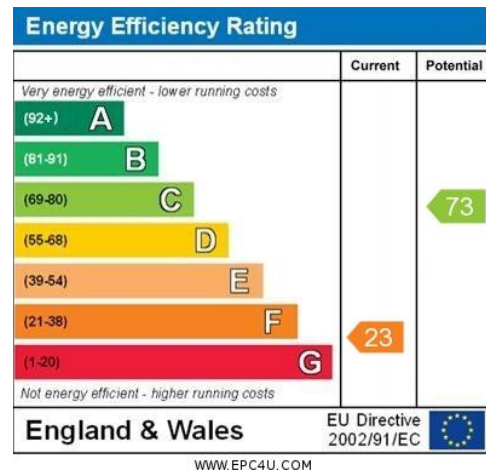
From the agent's office, turn right at the first set of traffic lights and proceed up hill out of Abergele. Follow the same road for approximately six miles and enter the village of Llanfairtalhaiarn, over the river bridge. Bear right along School Lane and Newquay cottage will be seen on the left, identified by our for sale board.



Total floor area 47.6 sq.m. (512 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:

TENURE
Freehold

LOCAL AUTHORITY
Conwy County Borough Council

DATE
30/04/2021

Contact Details

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