



12 Glan Elwy | Llanfairtalhaiarn | LL22 8SL

£169,950

A traditional semi detached house located within the village community of Llanfairtalhaiarn. This rural village has a Post Office and primary school and is surrounded by glorious countryside. The property offers three bedrooms, two reception rooms, a garage and a lengthy rear garden. No onward chain.

- Semi detached house
- Rural village location
- Three bedrooms
- Shower room
- Driveway and garage

The property has oil central heating and double glazing. Accommodation can be described as follows;

PORCH Archway with fitted side panels and entrance door. Further obscure glazed side panels and door into;

HALL With smoke alarm, part panelled walls, wall lights, power point and radiator.

WC 4' 3" x 2' 7" (1.32m x 0.79m) Situated below the staircase and with obscure glazed window.

DINING ROOM 12' 0" x 8' 10" (3.67m x 2.71m) With window to the front, original open fireplace, picture rail, radiator and power points. Sliding doors to;

LOUNGE 14' 11" x 12' 0" (4.56m x 3.67m) With window to the rear, 'pebble effect' electric fire within original surround, picture rail, alcove shelving, radiator and power points.

KITCHEN/BREAKFAST ROOM 15' 8" x 7' 0" (4.78m x 2.15m) Fitted with a range of wall and base cabinets with worktop surfaces. Single bowl sink and drainer with mixer tap, spaces for cooker, fridge/freezer, washing machine and small dishwasher. Part tiled walls, oil boiler, power points, radiator and breakfast bar. Two windows to the side and rear and door to the garden.

STAIRS AND LANDING Timber staircase to landing with loft hatch, smoke alarm, power points and side window.

BEDROOM ONE 12' 1" x 9' 1" (3.70m x 2.79m) A double room with window to the front, picture rail, alcove storage cupboards, radiator and power points.

BEDROOM TWO 12' 2" x 12' 1" (3.71m x 3.69m) Another double room with window to the rear giving lovely views of the countryside, picture rail, radiator and power points.

BEDROOM THREE 8' 4" x 7' 8" (2.55m x 2.34m) Window to the front, picture rail, radiator and power points

SHOWER ROOM 7' 7" x 6' 4" (2.32m x 1.95m) Fitted with a three piece suite comprising of wash hand basin, low flush w.c. and walk in shower cubicle with curtain and Mira electric shower. Extractor fan, wall mounted Dimplex fan heater, obscure glazed window, fully tiled walls and non slip flooring.

OUTSIDE

To the front, the area has been paved for ease of maintenance. The driveway leads to the side and to the detached single garage. Double wrought iron gates open to

the rear where there is a brick built outhouse and the oil tank. A further gate allows access to the lawned garden which stretches some distance and has a timber shed.

SERVICES

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

DIRECTIONS

From the agent's office, take the Llanrwst road, turning right at the first set of traffic lights, passing Abergele Hospital. Continue for approximately 5 miles and just before the village of Llanfairtalhaiarn, turn left, signposted Llansannan. Take the second left and then right. Number 12 will be seen on the left.

AGENT'S NOTE

Please note this is a probate sale.



COUNCIL TAX BAND
Tax band: D

TENURE
Freehold

LOCAL AUTHORITY
Conwy County Borough Council

DATE
22/06/2021

Contact Details

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