



Bwthyn y Bardd, Swan Square | Llanfairtalhaiarn | LL22 8RY

£160,000

An enchanting cottage in the centre of this rural village. Having been extended and renovated, the cottage offers artisan décor, forecourt parking and a rear elevated patio. Located close to the local shop, primary school and popular 'Black Lion' restaurant.

- End terraced cottage
- Rustic features
- Lounge with log burner
- Kitchen plus utility
- Forecourt parking

With oil central heating, log burner and some uPVC double glazing. Accommodation as follows;

LOUNGE

11' 5" x 11' 2" (3.50m x 3.42m) UPVC part glazed entrance door opens to lounge with log burner fitted within painted surround, window to the front with window seat, alcove storage and shelving, power points, radiator and rustic floorboards. Timber door to;

KITCHEN

12' 7" x 5' 5" (3.84m x 1.66m) With bare stone and rustic brick walls. Fitted with a range of wall and base cabinets with worktop surfaces over. Single bowl sink and drainer with mixer tap, spaces for appliances such as dishwasher, cooker and washing machine. Power points, radiator, spotlights and window to the rear. Open access to;

UTILITY ROOM

6' 11" x 5' 11" (2.13m x 1.82m) This room has panelled walls, window and a door to the rear. Floor standing oil boiler, breakfast bar, radiator and space for fridge. Folding door to;

BATHROOM

7' 2" x 6' 11" (2.20m x 2.13m) Fitted with a three piece suite in white comprising of 'P' shaped panel bath with Mira electric shower and screen, low flush wc. and pedestal wash hand basin. Two chrome 'ladder style' radiators, obscure glazed window and fully panelled walls and ceiling.

STAIRS AND LANDING

Delightful rustic 'hand crafted' staircase with painted steps and lighting leading to landing with loft hatch and smoke alarm.

BEDROOM ONE

11' 5" x 10' 1" (3.50m x 3.08m) A double room with window to the front, corner cupboard providing ample storage, power points, alcove storage and radiator.

BEDROOM TWO

12' 6" x 5' 6" (3.82m x 1.69m) Another double room with window to the rear, sloping ceilings, power points and radiator.

OUTSIDE

To the front, the cottage has forecourt parking behind wrought iron gates. The rear area is terraced with steps leading to different levels. The first level has the oil tank, the second has a pleasant patio. There is access at the rear via a timber gate.

SERVICES

Oil central heating, mains electric and drainage. Please note no appliances are tested by the selling agent.

DIRECTIONS

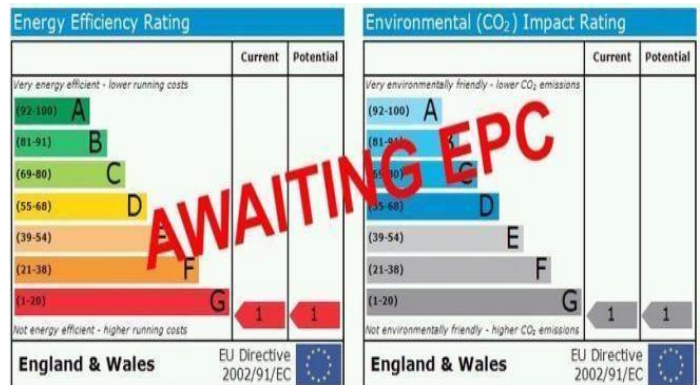
From the agent's office, turn right at the first set of traffic lights and proceed up hill out of Abergele. Follow the same road for approximately six miles and enter the village of Llanfairtalhaiarn over the river bridge. Follow the winding road through the village and the cottage will be seen on the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

AGENT'S NOTE

The front courtyard has shared access.



Total floor area 91.0 sq. m. (980 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

13/09/2021

Contact Details

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CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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