12 Bryntirion Terrace | Abergele | LL22 7BG

£82,000

Requiring full renovation, this stone mid terraced cottage has plenty of potential. Situated in an elevated position on the sought after Llanfair Road, the property is close to Abergele town centre which offers a variety of shops, schools, regular bus services and leisure facilities.

- Mid terraced stone cottage
- Renovation required
- Potential for extension
- Two bedrooms
- Two reception rooms
Accommodation can be described as follows;

**TIMBER FRONT DOOR LEADS INTO:**

**LOUNGE** 13’ 1” x 10’ 0” (4.01 (max)m x 3.07m) With a timber sash double glazed window, quarry tiled floor, lighting, power points, alcove storage cupboard, original fireplace with an open grate and doorway leading into;

**SECOND RECEPTION ROOM/ DINING ROOM** 11’ 1” x 9’ 7” (3.39 (max) m x 2.93 (max) m) With continuation of the quarry tiled floor, an open grate fireplace, power points, single glazed timber window, storage cupboard beneath the stairs, meter cupboard and timber door leading into;

**KITCHEN** 5’ 2” x 7’ 3” (1.59m x 2.22m) With timber double glazed window overlooking the rear, a stainless steel sink, electric water heater, worktop, space for electric cooker, quarry tiled floor, part tiled walls, power points and open access into;

**UTILITY AREA** 7’ 7” x 5’ 11” (2.33 (max)m x 1.81 (max)m) With power points, space and plumbing for an automatic washing machine, Perspex ceiling light and timber ‘Stable’ door to the rear. Folding door to;

**SHOWER ROOM** 7’ 3” x 3’ 7” (2.23m x 1.10m) Fitted with a grey three piece suite comprising of low flush WC, pedestal wash hand basin with tiled splash back, tap and electric water heater and a shower cubic, fully tiled and with a Sapphire electric shower within. Wall mounted electric fan heater and obscure timber double glazed window to the side.

**STAIRS LEADING TO FIRST FLOOR ACCOMODATION** Timber staircase leads to first floor with small landing leading to;

**BEDROOM ONE** 13’ 1” x 10’ 1” (4.00 (max)m x 3.08m) With timber double glazed sash window overlooking the front of the property, power points and original cast iron fireplace with open grate.

**BEDROOM TWO** 13’ 0” x 9’ 6” (3.97 (max)m x 2.91 (max)m) Having a timber double glazed sash window overlooking the rear garden, power points and original cast iron fireplace with open grate.

**OUTSIDE** An elevated shared pathway bounded by iron railings leads to the front of the property. The front garden, being in need of maintenance, has mature shrubs and a path to the entrance door. To the rear, again, shared access spans the width of the cottages. From the stable door at number 12, there is a yard area, then across the shared path, is a small garden within timber fencing. We understand from the vendor that the original pig sty is in situ here.

**DIRECTIONS** From the Abergele office turn right at the traffic lights into Chapel Street. Proceed and the property will be seen elevated on the left hand bank within the row of cottages, identified by a for sale board. The property is best accessed by turning up High Street and turning right into the shared access path on the right on foot.

**SERVICES** Mains electric, drainage and water are believed available or connected to the property. All services and appliances not tested by the selling agent.