



## Canol Llan, Llangernyw, Abergelle LL22 8PP £260,000

Monopoly Buy Sell Rent is pleased to offer for sale Disgynfa, a deceptively spacious characterful Welsh cottage nestled in the quaint rural village of Llangernyw with its grocery store/post office, primary school and local inn situated in the beautiful Elwy valley in the county of Conwy.

This delightful stone cottage has been extended to the rear and offers the perfect blend of rustic charm and modern convenience, comprising a spacious hallway, lounge with an inglenook fireplace, good-sized kitchen diner, generous utility, three well-proportioned bedrooms and well-appointed bathroom. The property benefits from oil fired central heating and double glazing throughout with an attractive cat proofed, private and enclosed rear garden and garage.

Viewing is highly recommended as this charming, spacious cottage is sure to capture your heart!

- Character Welsh Cottage
- Three Spacious Bedrooms
- Large Bespoke Fitted Kitchen
- Freehold Property
- Charming Village Location
- Lounge with Inglenook Fireplace
- Sizeable Utility Room & WC
- Council Tax Band C



## Entrance Porch

A timber glazed door opens into this useful entrance porch with double glazed windows having sills, tiled flooring, wall lights and a timber door opens into the hallway.

## Hallway

A spacious hallway with a practical storage cupboard under the stairs having tiled flooring, wall panelling, radiator, space to leave your coats and shoes with doors leading you into the lounge and kitchen and carpeted stairs lead up to the first floor.

## Lounge

A traditional Welsh cottage lounge with a stunning inglenook fireplace with timber lintel, slate hearth, and plinths on either side of the multi-fuel burning stove with a ceiling beam, wood flooring, storage cupboard and shelving in the recesses, radiator, wall lights and two double glazed windows overlooking the front of the property with deep shelving.

## Kitchen Diner

A good-sized kitchen diner fitted with a range of bespoke pine units having tiled worktops and splashbacks, Belfast sink with mixer tap, a breakfast bar, space and plumbing for dishwasher, space for a tall fridge freezer, and space for an electric or gas Range style cooker with an extractor hood above. With downlights, large radiator, tiled flooring a double glazed window overlooks the rear of the property with a glazed door leading you out to the rear garden and a timber glazed door leads you into the utility room.

## Utility Room

A generous utility fitted with a range of cream shaker style units with granite effect worktops a double sink with a pull-out mixer tap, plumbing for washing machine, space for dryer, space for freezer, housing the oil central heating boiler, concealed lighting, a concertina door leads you into the WC and a stable rear door leads you to the covered rear area used for storage.

## Downstairs WC

A useful downstairs W.C with lights, privacy window, tiled flooring, and a concertina door.

## Landing

Carpeted stairs lead you up to the landing having a deep walk-in Cupboard with beam, a hatch give access to the loft and doors lead you into all rooms.

## Master Bedroom

A spacious double bedroom with a vaulted ceiling having carpeted flooring, radiator, and plenty of space for storage cupboards with a double-glazed window overlooking the rear of the property enjoying views.

## Bedroom 2

A good sized double bedroom with a built-in wardrobe, beams on ceiling, carpeted flooring, radiator and double glazed window with a deep sill overlooking the front of the property.



### Bedroom 3

An 'L' shaped bedroom with carpeted flooring, radiator, and deep overhead storage cupboards going over the stairs with a beams and a double-glazed window overlooking the front of the property. This room is currently being used as a storage room.

### Bathroom

A mammoth bathroom fitted with a four-piece suite comprising a shower enclosure with side body jet sprays, a deep bath with bath shower mixer tap, pedestal sink and a low flush WC. Tiled flooring, mosaic tiled splashbacks, timber wall panelling, radiator, and downlights.

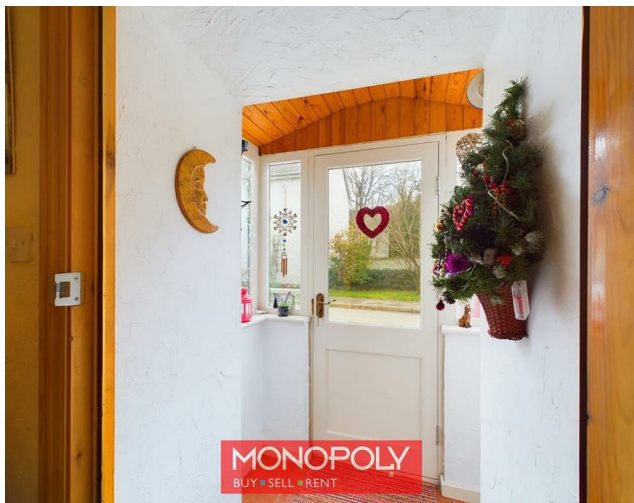
### Rear Garden

The property has a right of way leading to a detached garage to the rear of property providing an off-road parking area. A timber gate leads you into the large, enclosed, and private rear garden with a variety of established shrubs and plants with a paved patio area, lawn area, artificial grass and golden gravel area all bounded by panelled fencing and the garden has been cat proofed!

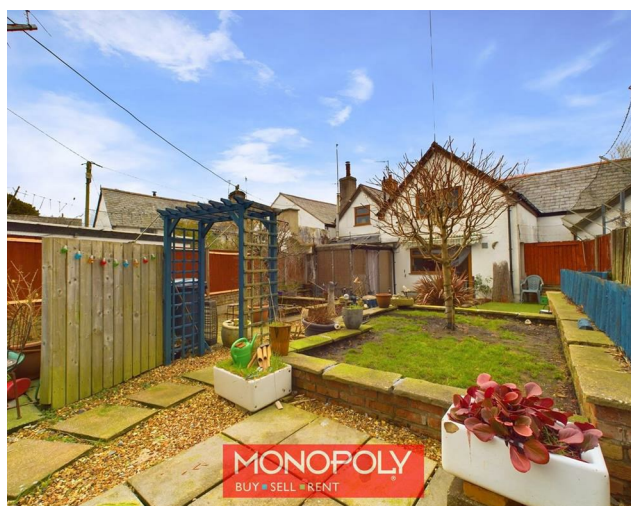
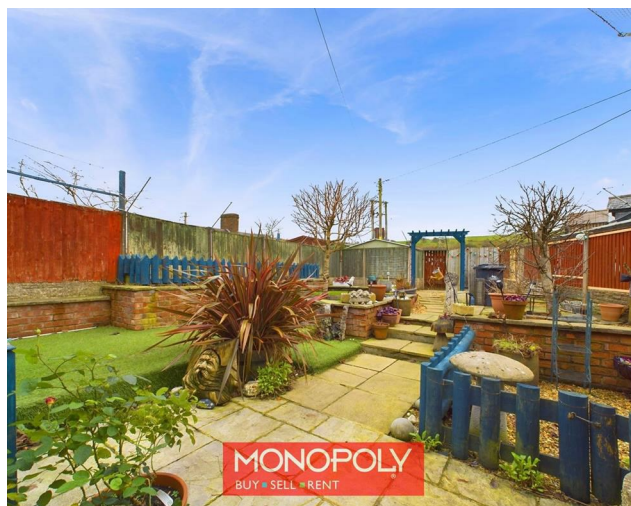
### Additional Information

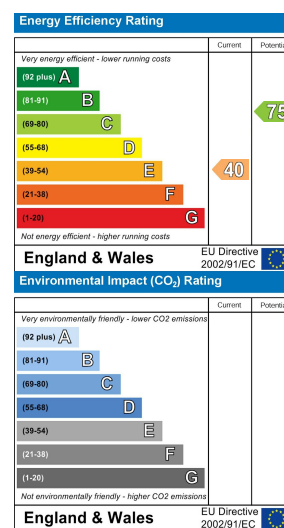
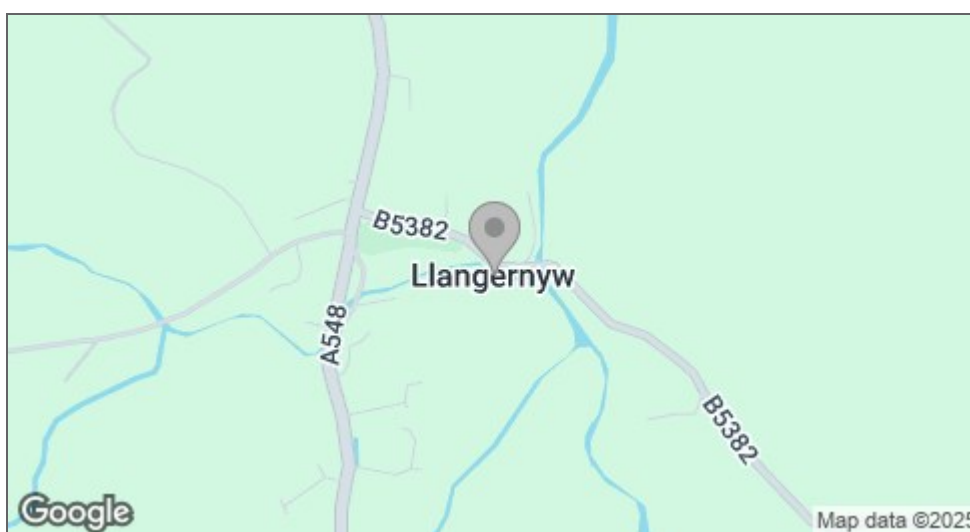
The property is on mains water, mains electricity, and mains sewerage. Double glazed throughout with oil fired central heating. Council Tax Band C.











#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

