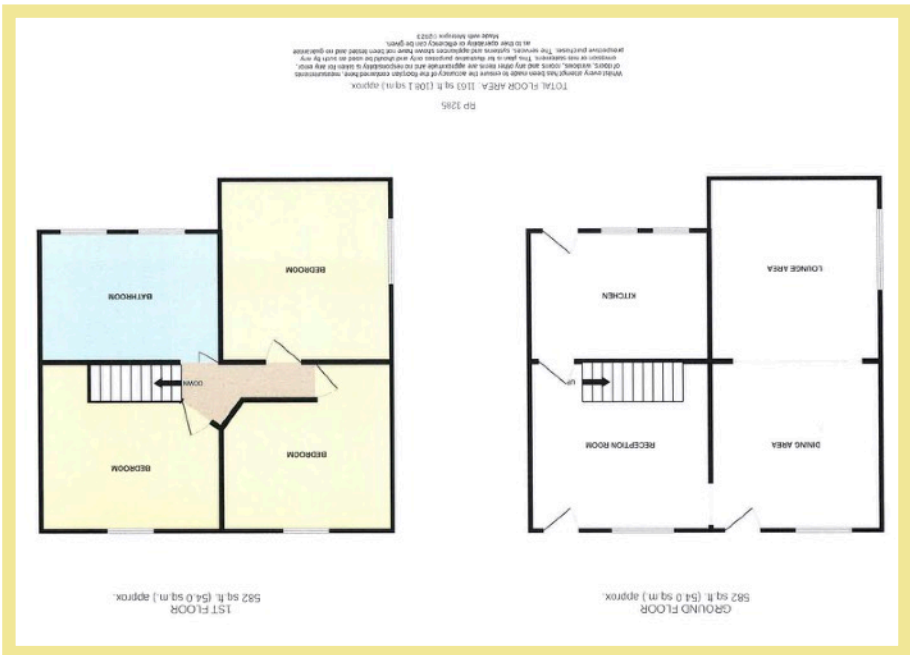


www.fletcherpoole.com

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Fletcher & Poole



2 Gadlas Cottages
Mill Street
Llanddulas
LL22 8ES



Three Bedroom Semi Detached Cottage Full Of Character & Charm

Description

This three bedroom semi detached cottage is situated in Llanddulas in a tucked away location. Full of character and charm the good size accommodation needs to be viewed to appreciate the layout as the property benefits from a good size lounge/diner and three double bedrooms. Outside the enclosed rear garden is mainly laid to lawn with a variety of well established plants and shrubs, a paved seating area and large detached work shop with amazing potential. The accommodation on the ground floor comprises of large open plan lounge/ diner with access to the rear garden, a further reception room and kitchen. To the first floor there are three double bedrooms, the master with a vaulted ceiling and exposed beams and a good size family bathroom. There is gas central heating and upvc double glazing.

- ✓ THREE BEDROOM SEMI DETACHED COTTAGE
- ✓ TUCKED AWAY LOCATION FULL OF CHARACTER & CHARM
- ✓ ENCLOSED REAR GARDEN WITH LARGE DETACHED WORK SHOP
- ✓ GOOD SIZE ACCOMMODATION WITH THREE DOUBLE BEDROOMS

Lounge Area

3.69m x 3.98m (12'1" x 13'1")



Dining Area

3.69m x 3.70m (12'1" x 12'2")

Kitchen

3.92m x 2.84m (12'10" x 9'4")



Reception Room

3.69m x 3.67m (12'1" x 12'0")



Bedroom One

4.02m x 3.69m (13'2" x 12'1")

Bedroom Two

2.84m x 3.70m (9'4" x 12'2")

Bedroom Three

3.72m x 3.70m (12'3" x 12'2")

Bathroom

4.17m x 3.05m (13'8" x 10'0")

Work Shop

9.37m x 2.64m (30'9" x 8'8")

Location

The property is located in the village of Llanddulas. The post office, pub and primary school are nearby and there is good access to the A55 dual carriageway for easy access to Chester and the motorways beyond

Directions

From the Rhos On Sea office turn right towards the Promenade, turn right onto the Promenade, and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout, at the traffic lights turn left and join the A55 in the direction of Chester, take the second exit signposted Llanddulas, proceed along the A547 through the village, at The Valentine Inn to the right hand side there is an alleyway. Walk through the alleyway where a path leads to two properties, one of which is 2 Gadlas Cottages.

Council Tax Band: "D"

Energy Performance Rating Band D

3 Bedroom
Semi Detached
Cottage
2 Gadlas
Cottages
Mill Street
LLanddulas
LL22 8ES

£269,950

Reduced From £284,950

Reference Number: RP3285

30/06/23

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		