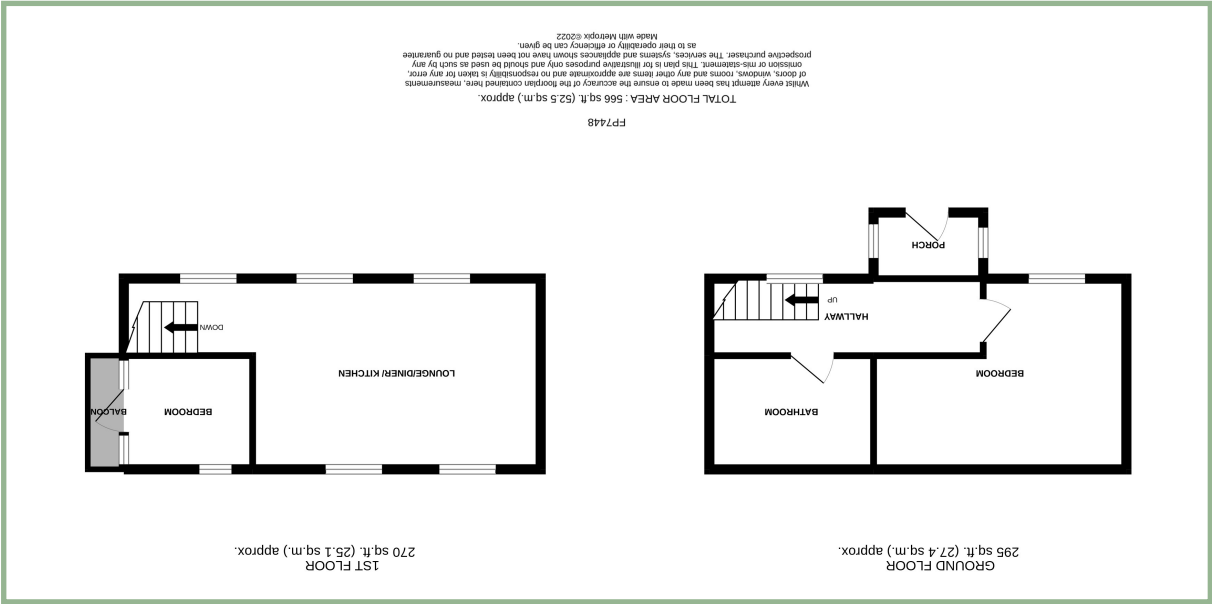


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 traveling some distance to view the property.

www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		18 G	86 B



Two Bedroom Stone Semi-Detached Cottage

Description

A pretty two bedroom semi-detached cottage situated in the heart of the village, ideally located for the shop and pub.

The cottage originally dates back approximately 400 years, and enjoys a split level layout, with accommodation comprising: Entrance porch, hallway, master bedroom and modern bathroom. A turned staircase leads to the first floor where you will find a lovely open plan lounge/diner/kitchen with vaulted ceiling and exposed beams. The lounge area has an integrated fridge and freezer, electric oven and hob. Bedroom two with door out onto a balcony.

Single glazed windows, low maintenance front garden area laid to slate shingle and drive area.

- ✓ SEMI-DETACHED STONE COTTAGE
- ✓ SUPERB OPEN PLAN LOUNGE/DINER/KITCHEN WITH APEX CEILING & EXPOSED OAK BEAMS
- ✓ BALCONY FROM BEDROOM TWO
- ✓ SITUATED IN THE HEART OF THE VILLAGE
- ✓ CURRENTLY RUN AS A HOLIDAY LET
- ✓ NO CHAIN

Entrance Porch leading into Hall



Master Bedroom

13' 6" x 11' 2" 4.11m x 3.41m



Bathroom



Open Plan Kitchen/Lounge/Diner

17' 5" x 13' 8" 5.32m x 4.16m



Bedroom Two

7' 6" x 6' 9" 2.28m x 2.06m Door to small balcony.



Location

Llangernyw has a post office, pub and shop and a ten minute drive finds you in the market town of Llanrwst, and a 15 minute drive takes you into Abergelge with its wealth of shops, amenities and access to the A55.

Directions

From our Conwy Office follow the one way system and go over the bridge towards Llandudno Junction. At the roundabout take the 3rd exit towards the A55. Join the A55 in the direction of Chester and leave at the first exit signposted Glan Conwy. At the roundabout take the 4th exit and 3rd exit at the mini roundabout towards Glan Conwy and Llanrwst. Proceed along the A470 to Llanrwst (approximately 10 miles). Proceed into the town centre and turn left on to the A548 signposted Abergelge and Llangernyw. Proceed to Llangernyw village (approximately 7 miles), Harlequin Cottage can be found opposite the pub.

Council Tax Band: (provided on www.voa.gov.uk)

Energy Efficiency Rating: G

2 bedroom Semi-Detached Cottage
HARLEQUIN COTTAGE
LLANGERNYW
ABERGELE
CONWY
LL22 8PP

NO CHAIN
£129,950
REDUCED FROM £149,950

Reference Number: FP7448
Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT
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 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

