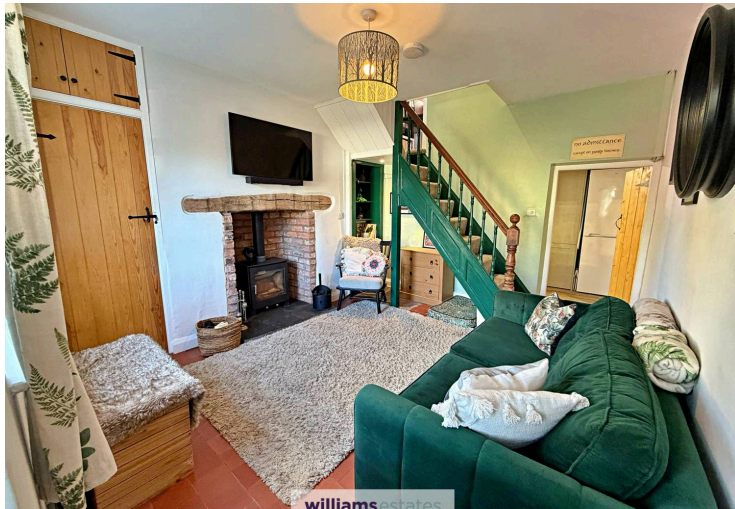




Bryntirion Cottage, Llanfair Dyffryn Clwyd, LL15 2SD – £165,000

Tenure: Freehold | EPC: E44 | Council Tax: B

Located in the charming village of Llanfair Dyffryn Clwyd, this semi-detached cottage beautifully blends character features and has been completely renovated whilst keeping its original features. The accommodation comprises of a entrance porch, a cosy living room featuring a log burner and exposed quarry tiles adding a sense of warmth and history, a kitchen/ dining room which has been extended and thoughtfully designed keeping the exposed original beams, a newly fitted, reconfigured shower room providing a sleek and contemporary touch. Upstairs you will find two well-proportioned bedrooms, both benefiting from easy access to a fully boarded loft. Externally you'll find an easy maintenance courtyard that offers a private space to simply enjoy a morning coffee.

With its blend of traditional charm and modern updates, this cottage presents a wonderful opportunity to enjoy village living which in easy reach of local amenities.



Total: 54 m²
 Ground Floor: 33 M², 1st Floor: 21 m²
 Excluded Areas: Porch: 1 M², Walls: 9 m²



Intended As a Guide Only. Whilst Every Effort Has Been Made To Ensure Accuracy, All Dimensions, Areas And Layouts Are Approximate And May Vary Slightly From The Finished Property. The Plan Is Not To Scale And Should Not Be Used For Any Purpose Requiring Precise Measurements. Purchasers And Tenants Should Verify All Measurements Independently Before



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