

LOT

126

Tan Y Wal And Land, Bryn Gwynt Lane, Penrhynside, Llandudno LL30 3DA
 *GUIDE PRICE £100,000+



Not to scale. For identification purposes only

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Description A Grade II listed one bedroomed croft loft cottage in need of improvement benefiting from central heating, patio area and panoramic views. Also included in the sale is the land adjoining offered with the benefit of planning consent for a single three bedroom, two bathroom dwelling. Planning Ref Number: 0/43726 Conwy County Borough Council. Date of decision 13th April 2017. A copy of planning consent and architect's drawings will be available within the legal pack.

Situated The cottage is elevated with panoramic sea and countryside views. Penrhynside village is approximately half a mile from Penrhyn Bay and two miles from the centre of the seaside Victorian town of Llandudno.

Ground Floor Cottage Dining Room, Snug, Lounge, Inner Hall, Cloakroom, Kitchen, Porch and Bathroom/WC

First Floor Cottage Croft Loft Bedroom, Additional Second Loft Bedroom Approximate internal floor area of the new build dwelling – 154m2 (1,655 s ft)

Outside Patio area with sea and countryside views.

Joint Agents
 Beresford Adams

**Beresford
 Adams**