



Total area: approx. 175.7 sq. metres (1890.8 sq. feet)

Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Plan produced using PlanUp.

Smithy House Dawn near Dolwen, Abergele, LL22 8NT

£325,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A		93	(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G	24		(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Tenure

Freehold

Council Tax Band

Not available on local authority website

Property Description

The property comprises a uPVC double glazed door opening into an open plan lounge and dining area split into two sections with a strip of parquet flooring and original exposed ceiling beams. The lounge area has dual aspect windows looking onto both the front and rear aspect of the property, and an eye-catching inglenook fireplace with a beautiful timber lintel inscribed with the property's year of construction (1775) houses a mock electric log burner. The dining room has similar features to the lounge and flows into an internal hallway offering access to a ground floor wet room which is partially tiled, has a hand wash basin, electric shower, and a WC. Also accessible from the inner hallway is a utility room and an additional ground floor WC. Completing the ground floor accommodation is a kitchen/breakfast room boasting a range of timber base units with tiled splashbacks and offers ample room for a freestanding electric oven/hob and under counter appliances. Opening from the kitchen is an additional rear porch that offers access to the rear garden.

The first-floor accommodation comprises a landing area, a primary bedroom with dual aspect windows allowing plenty of natural light into the room, while offering ample room for freestanding wardrobes, a well-proportioned second bedroom looks onto the front aspect of the property and also offers ample room for freestanding wardrobes, and a versatile third bedroom that could be utilised as a home office with open aspect views onto a field located to the rear of the property.

The property also benefits from electric heating via storage heaters and hot water is provided via an electric immersion heater. To the front aspect of the property is a large lawned section boarded with mature shrubbery providing plenty of privacy, the gardens extend down the side and to the rear

of the property where you will find a cosy brick built UPVC double glazed gazebo. The gardens are laid mainly to lawn, is tiered, and is surrounded by views of woodland areas providing the perfect spot to unwind and soak in all the peace and tranquillity this rural location has to offer.

The property also benefits from stone chipped off road parking available for multiple vehicles and stone-built outbuildings with slate roofs split into two sections that could be renovated to create additional living accommodation (STPP!)

Key Feature

A key feature of the property would be its location. Situated on the outskirts of the small hamlet town of Dolwen the property lies in a stunning rural location, surrounded by woodland. Venture into the village of Dolwen to find a well-known local farm shop. The larger village of Betws Yn Rhos is located only three miles away, and offers a local shop, pub, post office and garage. The larger town of Colwyn Bay is approximately five miles away offering access to a wider range of local shops, gastro pubs, cafes, leisure facilities excellent transport links.

Lounge

15'3 x 15'11 (4.65m x 4.85m)

Dining Area

15'3 x 9'6 (4.65m x 2.90m)

Kitchen

13'2 x 10'8 (4.01m x 3.25m)

Shower Room

7'10 x 7'9 (2.39m x 2.36m)

Bedroom 1

15'3 x 10'6 (4.65m x 3.20m)

Bedroom 2

11'10 x 10'4 (3.61m x 3.15m)

Bedroom 3

5'10 x 10'10 (1.78m x 3.30m)

Outbuilding 1

12'8 x 12'6 (3.86m x 3.81m)

Outbuilding 2

13'1 x 17'8 (3.99m x 5.38m)

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.



In House EPC

We also offer a professional in house EPC service. Please call us today to find out about our comparative fees.