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Morannedd Llanfair Road, Abergele, LL22 8PB

£499,950



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
59	4	A	A

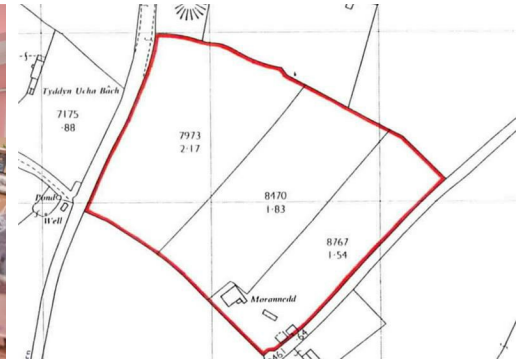
England & Wales EU Directive 2002/91/EC

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

E - Average from 01-04-2023 £2,400.23

Property Description

Step into the property through UPVC double-glazed doors, opening into a generous entrance hall, ideal for creating a charming breakfast room.

A timber glazed doorway leads to the fitted kitchen, adorned with a mix of wall and base-mounted units, providing plumbing for a washing appliance and space for a dishwasher and a freestanding hob.

The journey continues to a second reception room, laid with quarry tiled flooring and featuring an ornate open fireplace with a timber mantle.

Double doors from the second reception room unveil a spacious lounge with a dual aspect view, courtesy of an inset bay window and aluminium double-glazed doors. Revel in the abundance of natural light while immersing yourself in the scenic views of the rolling hillside and sea.

A substantial internal hallway, the original entrance to the property, could be ingeniously utilized as an open-plan office space, catering to those working from home.

The ground floor bathroom, also adorned with quarry tiles, features a bath, bidet, and a separate shower cubicle. An open arch leads to an additional section of the bathroom, ideal for linen storage, complete with a hand wash basin.

The ground floor bedrooms are generously proportioned, offering ample space for freestanding wardrobes.

Ascend the stairs from the original entrance hall to discover another double bedroom along with a smaller room, perfect for a home office.

The property sits on a substantial 5.5-acre plot, showcasing not one but two adjoining double garages, offering parking for vehicles or a spacious workshop. An additional 65ft long

outbuilding adds to the property's potential, although its contents remain to be explored.

The property features a combination of UPVC double glazing, timber double glazing, and aluminium double glazing. The gas boiler operates off LPG canisters, and a septic tank in the field caters to sewage needs.

A verbal grazing agreement with a local farmer currently benefits the two plots of land. Despite its rural location, the property is just a short five-minute drive from Aber town centre, providing easy access to a plethora of local amenities. This is a unique canvas for those seeking a tranquil yet convenient lifestyle in the heart of nature.

Services

It is believed the property is connected to mains water & electric, although we recommend you confirm this with your solicitor.

The vendor informs us that the property operates on a septic tank system and the gas is provided via LPG canisters.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Hallway

14' x 11'9 (4.27m x 3.58m)

Lounge

16'7 x 13'1 (5.05m x 3.99m)

Dining Room

13'5 max x 11'10 (4.09m max x 3.61m)

Kitchen

13' x 7'8 (3.96m x 2.34m)

Conservatory

12'7 x 8'5 (3.84m x 2.57m)

Bedroom 1

16'6 x 11'11 (5.03m x 3.63m)

Bedroom 2

11'10 x 10'11 (3.61m x 3.33m)

Bathroom

8'8 x 6'5 (2.64m x 1.96m)

Bedroom 3

13'5 x 11'8 (4.09m x 3.56m)

Study

11'7 x 5'2 (3.53m x 1.57m)

Abergele

Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around

10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

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, Kinnel 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.

