



Ty Derwen Ffordd Llanelwy, Betws Yn Rhos, LL22 8AN

Guide Price £499,950

A charming former farmhouse nestled on the fringe of the popular, picturesque village of Betws Yn Rhos standing in approximately 2.36 acres. Ty Derwen occupies a prominent position, set against the backdrop of rolling hills and benefiting a peaceful yet convenient position.

Accommodation: Front entrance, Lounge, Living room, Kitchen, Conservatory, Utility room, First Floor, landing, 3 bedrooms, Bathroom W/C. **Outside:** Ample parking to front, spacious garden to rear, orchard and two paddocks standing in approximately 2.36 acres

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS

SITUATION & DIRECTIONS

Ty Derwen lies on the edge of Betws Yn Rhos which includes a wealth of amenities to include primary school, traditional Inn and convenience store. Abergele and Colwyn Bay (useful for the A55) are some 5 miles away providing further amenities and ensuring all your daily requirements are well catered for.

Colwyn Bay has a mainline railway station with direct links to London and Holyhead and numerous recreational facilities which include the famous Welsh Mountain Zoo, Theatre and Eirias Park Venue whilst Llandudno has its famous Victorian Pier, Theatre and music/arts venue and dry ski slope to mention just a few.

From our Denbigh office proceed down Bridge Street, at the roundabout take the third exit, stay on this road continuing onto the B5381. At the roundabout take the first exit signposted Betws Yn Rhos. Follow the B5381 road signposted Betws Yn Rhos for approximately 8 miles. Just before reaching the village, Ty Derwen can be seen on your left hand side signposted Clough and co for sale board.



DESCRIPTION

A well appointed detached stone under slate roof property occupying a delightful location benefiting spacious accommodation and having benefited a programme of modernisation work. This charming property of character boasts spacious gardens and 2 convenient paddocks situated on the edge of the village boundary of which may be of interest to a wide spectrum of purchasers to include those seeking a family home, equestrian enthusiasts, those seeking a smallholding or investors. INTERNAL VIEWING IS HIGHLY RECOMMENDED.

The accommodation briefly comprises :-



FRONT ENTRANCE

LOUNGE

16'4" x 15'0" (4.98m x 4.57m)

With window to front aspect, under stairs storage, log burner on slate hearth, oak beam ceiling, laminate flooring, 2 central heating radiators with modern radiator cover, stairs to first floor.



LIVING ROOM

15'7" x 12'7" (4.77m x 3.84m)

Having a feature fireplace with tiled hearth, wooden mantle, window to front aspect, carpeted floor, central heating radiator with modern radiator cover and panelled feature walls.



KITCHEN

18'2" x 13'6" (5.54m x 4.14m)

Modern cream coloured base and wall units with wooden block worktops the kitchen also includes a glass cabinet, feature island unit with wooden baskets and granite worktop, partly tiled walls, Belfast sink with chrome mixer tap, tiled floor and opening leading to the :-



CONSERVATORY

14'10" x 12'8" (4.53m x 3.88m)

With wooden floor, central heating radiator, enjoying fine views of the rear garden and doors leading to the patio area.



BEDROOM ONE

15'11" x 12'9" (4.87m x 3.89m)

Window to rear and side aspect, feature fireplace with electric fire, carpeted floor, access to loft and central heating radiator.



BEDROOM TWO

8'10" x 7'11" (2.71m x 2.43m)

Window to front aspect, carpeted floor and central heating radiator.



UTILITY ROOM

14'4" x 6'4" (4.39m x 1.94m)

With cream wall and base units, laminate worktop, plumbing for washing machine, access to rear and door to :-



BEDROOM THREE

14'3" x 13'8" (4.36m x 4.17m)

A spacious room with window to rear and side aspect, central heating radiator and carpeted floor.



TOILET ROOM

With wc and pedestal wash hand basin.

FIRST FLOOR

LANDING

With access to loft and carpeted floor.



BATHROOM

8'3" x 8'0" (2.54m x 2.46m)

White suite comprising wc, wash hand basin, bath, separate shower cubicle with Triton shower, window to front and tiled walls.



OUTSIDE

There is ample parking area to the front, spacious rear garden comprising lawn area to include hedge and shrubs, orchard containing fruit trees to include plumbs, apples and pears. Part stone boundary wall and 2 timber garden sheds.



LAND

The land includes two conveniently sized paddocks situated on the edge of the village to include a former water well and benefiting spectacular views of open countryside and beyond.



SERVICES

We are given to understand that Mains Electricity, Mains Water, Oil Fired Central Heating and Septic Tank Drainage serve the dwelling. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

OVERAGE

There will be a clawback (overage), which will be in situ for 25 years, at an uplift of 25%, triggered by planning for use other than equestrian or agricultural, payable on disposal or implementation, whichever is earlier

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

IMPORTANT

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7.

Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

BUYING PROCEDURE

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

SELLING PROCEDURE

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.



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

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

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