



Kimbolton Cottage Pabo Lane Llandudno Junction LL31 9JE

£765,000

A stunning, beautifully appointed, 4 bedroom contemporary home, in semi-rural setting enjoying countryside views.

Extended, renovated and remodelled house offering superb stylish open plan accommodation with quality finishing throughout.

VIEWING HIGHLY RECOMMENDED

Set within own grounds with automated gated entrance, large driveway parking, large garage and garden room, extensive patio areas, landscaped gardens. First floor level wrap-around balcony which takes in the extensive countryside views. Four bedrooms, two bathrooms, central heating, double glazing, underfloor heating, modern kitchen and bathrooms. Oak and glass floating turn staircase in reception hall, vaulted ceiling.

Affords open plan reception hall, sitting room, dining area, breakfast kitchen, utility room, shower room, lounge and walk-in safe room; four bedrooms (en-suite main bedroom), large luxury bathroom. Detached garage with automatic roller shutter doors, workbench and vaulted ceiling. Side gym with tri-folding double glazed doors. Outside entertaining area including electric connection for hot-tub.



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Location

Pleasantly situated within one mile of Llandudno Junction just off a small country lane enjoying extensive mountain views. The property is situated on the level, is convenient for all local shops and services and access to the A55 Expressway.

The Accommodation Affords
(approximate measurements only):

Open Plan Ground Floor comprising:

Reception Hall & Living Area:

24'4" x 14'11" (7.43m x 4.56m)

Composite double glazed modern front door; tiled floor with underfloor heating; glass and oak turn staircase leading off to first floor level with inset feature lighting and large vaulted ceiling over staircase and landing. Inset spotlighting and velux window.

Living Area:

Twin French doors leading to outside front, floor to ceiling side window; TV point; underfloor heating.

Dining Area & Kitchen:



Dining Room:

19'7" x 9'10" (5.98m x 3m)

Double glazed windows overlooking side and rear elevation, recessed with glass shelving and inset lighting.



Kitchen:

14'10" x 13'10" (4.54m x 4.22m)

Fitted with a range of white handle-less base and wall units with quartz worktops; inset 1 1/2 bowl sink with mixer tap; oak floating shelving; split level cooker; Rangemaster dual fuel cooking range with glass and stainless steel canopy extractor over; integrated dishwasher; central island with inset storage cupboards and breakfast bar; integrated wine cooler. uPVC double glazed window overlooking rear of property. Twin French doors leading onto patio area. Door leading to:

Utility Room:

11'5" x 5'11" (3.49m x 1.81m)

Stable composite double glazed door to rear; uPVC double glazed window; fitted base and wall units with quartz worktops; 1 1/2 bowl sink with mixer tap; plumbing for automatic washing machine and space for dryer; tiled floor; inset spotlighting.

Ground Floor Shower Room:

Shower enclosure, folding glazed door, concealed cistern WC and small vanity wash basin; fully tiled walls.

Lounge:

12'10" x 14'0" (3.93m x 4.28m)

Large media wall with wall mounted TV point and concealed cabling system, quartz recess shelf below. Floor tiling with underfloor heating; uPVC double glazed French windows to rear.



Concealed Safe Room:

10'11" x 7'7" (3.34m x 2.33m)

(Ideal gun store or would make an office/recreational room). Range of timber built-in storage shelving and worktops; hanging space.

Bedroom No 4:

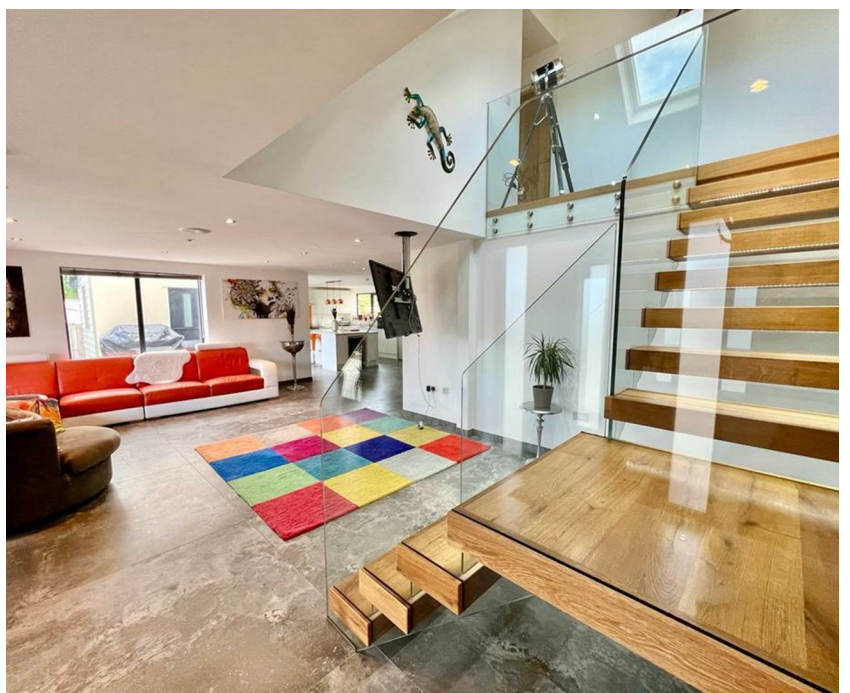
17'10" x 11'4" (5.44m x 3.46m)

Plus built-in wardrobes along one wall with sliding mirror doors. uPVC double glazed windows and French doors leading onto front patio area.

FIRST FLOOR

Impressive Landing:

Oak flooring and inset lighting; vertical radiator.



Bedroom No 1:

13'10" x 11'10" (4.23m x 3.61m)

Oak flooring; feature 'A' framed window with French doors leading onto glazed front balcony enjoying extensive views. Wall TV point; inset lighting; bedside lighting. Recessed wardrobe with sliding mirror doors.

En-suite Shower Room:

Walk-in wet-room style shower and glazed screen, vanity wash basin, concealed cistern WC; chrome heated towel rail; wall lights and mirror; tiled floor

Bedroom No 2:

13'8" x 13'11" (4.18m x 4.25m)

Built-in wardrobes, sliding mirror doors; 'A' frame windows to side and front elevation; oak flooring; vertical radiator; vaulted ceiling; inset spotlighting.

Bedroom No 3:

9'4" x 12'7" (2.86m x 3.85m)

Oak flooring; built-in recessed wardrobe with sliding mirror doors; bedside wall lights; vertical radiator; TV point; uPVC double glazed door leading onto side wrap around balcony.

Large Luxury Bathroom:

13'11" x 10'2" (4.26m x 3.1m)

Large vaulted ceiling; velux double glazed window. Four piece suite comprising large recessed bath with tiled surrounds and inset lighting, concealed cistern WC, 'his n hers' wash basins with tiled worktops and large bespoke mirror with inset lighting above; underfloor heating; large walk-in wet-room style shower with glazed screen; ladder style heated towel rail.

Outside:

The property is located in a semi rural location, has a contemporary sliding gated entrance leading to landscape gardens with driveway providing ample parking and substantial detached garage with remote controlled roller shutter doors, workbench area, all insulated and clad in timber. Vaulted ceiling with skylight windows; power and light connected. Doorway to side Gym with vaulted ceiling, triple folding aluminium double glazed doors leading to outside. Attractive lawned garden with glazed boundary walling taking advantage of the views. Large outside patio and entertaining area, flagged base and power connection for hot-tub. To the front of the property there are steps leading down to flagged patio area which extends the full length of the house with bbq area, outside lighting.

Services:

Mains water and electricity are connected to the property, septic tank drainage, oil fired central heating, underfloor heating.





Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Council Tax Band:

Conwy County Borough Council tax band 'C'.

Directions:

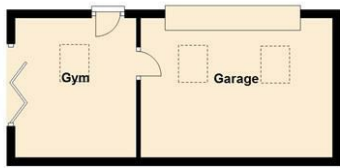
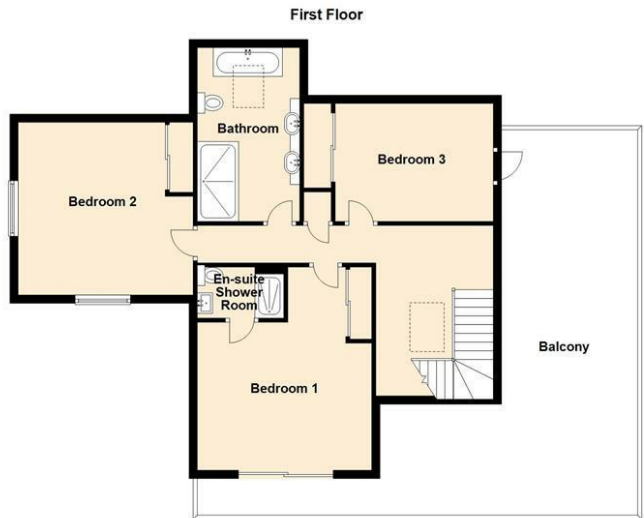
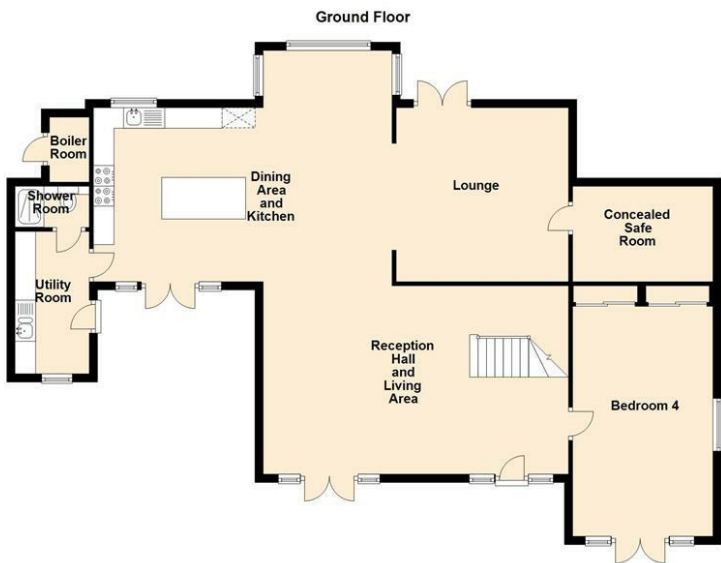
From the A55 continue into Llandudno Junction over the railway bridge take second right into Pabo Lane and follow the road round passing houses on the left hand side, continue to a sharp right turning in the road but continue straight ahead and Kimbolton Cottage is the second on the right hand side.



Proof of Identity

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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