



Bedrock

Abergele LL22 8DY

£595,000

A beautifully presented, substantial family home set in large plot commanding elevated setting with extensive countryside and coastal views.

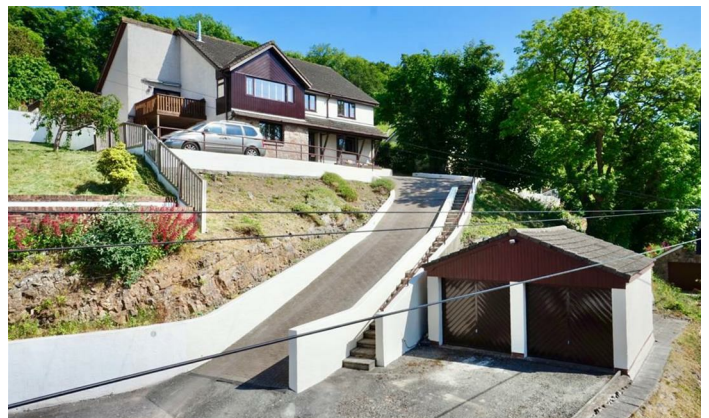
Remodelled, upgraded and landscaped property offering spacious 5 bedroom accommodation together with large reception rooms, double garage, attractive large terraced gardens and superb views.

Located within the popular village of Rhyd Y Foel, convenient for access to the coastal town of Abergele, Colwyn Bay and Llandudno.

Split level home with main reception rooms at upper level to take advantage of the spectacular views.

Central heating, double glazing, modern bathroom and En-suites, superb fitted kitchen.

Viewing Highly Recommended.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



Location

The Accommodation Affords:
(Approximate measurements only)

Lower Ground Floor Reception Hall:
Engineered timber flooring, double paneled radiator, turn staircase leading off to first floor level, oak doors leading off to ground floor bedrooms, inset spotlighting. Staircase leading up to:

First Floor:

Landing:

Lounge:

21'9" x 15'4" (6.64 x 4.68)

Feature large inglenook style recessed fireplace with rustic brick surround, inset log burning stove on slate hearth, coved ceiling, uPVC double glazed window overlooking front and side enjoying extensive views, radiator, engineered timber flooring, inset spotlighting, TV point.

Dining Area:

15'2" x 13'0" (4.63 x 3.97)

Sliding uPVC double glazed doors leading onto rear sun terrace, coved ceiling, double panelled radiator, twin oak and glazed door leading to:



Dining Kitchen:

13'0" extending to 18'3" into dining room recess
x (3.98 extending to 5.57 into dining room recess
x 3)

Superb fully fitted modern kitchen with base and wall units with complementary worktops, central island breakfast bar with units below and five ring gas hob with concealed extractor above and inset lighting. Integrated dishwasher, 1 1/2 bowl sink with mixer tap, corner unit with split level double oven and grill, pan drawer and built in larder cupboard with bespoke shelving, wall mounted TV point, breakfast area into large square bay overlooking rear garden. Doorway leading through to:



Study/ Bedroom:

14'4" x 10'9" (4.39 x 3.29)

uPVC double glazed sliding doors leading onto side balcony enjoying extensive views, coved ceiling, inset spotlighting, TV point, double panelled radiator.

Rear Utility and Cloakroom:

9'10" x 9'5" (3 x 2.89)

Fitted base and wall units with inset sink, plumbing for automatic washing machine and space for dryer, space for fridge freezer, 'Worcester' floor mounted central heating boiler, wall tiling, uPVC double glazed window.

Cloakroom: Low level WC, pedestal wash hand basin, ladder style heated towel rail, uPVC double glazed window, wall tiling.

From First Floor Hallway:

Bedroom 1/ Main Bedroom:

15'11" x 13'9" (4.87 x 4.2)

Dual aspect with uPVC double glazed windows with views, coved ceiling, TV point, double panelled radiator.



Large Walk in wardrobe:

6'1" x 4'7" (1.87 x 1.42)

range of shelving and hanging space.

En -Euite Bathroom:

8'10" x 9'8" (2.71 x 2.96)

Four piece suite comprising oval free standing bath with freestanding chrome tap over, vanity wash basin, low level WC, large walk in shower tray with glazed screen, fully tiled walls, inset spotlighting, wall mounted mirror fronted medicine cabinet.

Lower Ground Floor:

Reception Hall:

Bedroom 2:

9'6" x 11'4" (2.9 x 3.47)

uPVC double glazed window overlooking side, double panelled radiator.



Cloakroom:

Pedestal wash hand basin, low level WC, chrome heated towel rail, fully tiled walls.

Bedroom 3:

11'4" x 8'7" (3.47 x 2.64)

Coved ceiling, uPVC double glazed window overlooking front, radiator, TV point.

Bedroom 4:

8'10" x 15'3" (2.71 x 4.66)

Radiator, uPVC double glazed window overlooking front, TV point, coved ceiling.

Bedroom 5:

12'2" x 8'9" increasing to 12'6" by doorway (3.71 x 2.68 increasing to 3.82 by doorway)

Built in wardrobe with louvre doors, uPVC double glazed side window, double panelled radiator.

Shower Room:

Three piece suite comprising shower enclosure, low level WC, wash basin, fully tiled walls and floor.

Outside:

The property commands an elevated position with twin double garage on lower section with up and over doors, rear personal door, power and light connected. Steps allowing access to house at upper level. Alternatively there is a steep driveway leading up to hardstanding at upper level providing ample parking. Side raised patio and access to leading to rear garden.

Underneath the house there is a large storage void which extends the whole length of the house measuring 15.31m x 4.39m with some restrictive head room, power and light connected. The rear garden is extensive, arranged on several tiers with lower section flagged patio and sun terrace with immediate access from rear kitchen and dining room. Timber garden store shed, outside lighting and water tap. Steps leading up to first two terraced level gardens mainly grassed with a variety of established shrubs and plants. On the second tier there is a covered pergola and decking area allowing alfresco dining and enjoying extensive views. The timber garden steps have integrated lighting which run up the entire length of the garden and also at the upper level terrace there is a summer house. The garden also has a variety of established fruit trees including apple, plum, damson and pear tree.

Summer House:

12'6" x 10'8" (3.83 x 3.27)

Covered front veranda enjoying extensive countryside views. Power and light connected.

Services:

Mains water, electricity and drainage are connected to the property. LPG gas supply for central heating system.





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 - G

Directions:

From the A55 Expressway exit at Llanddulas and proceed towards the village, leave the village passing the Valentine Public House, take the first right onto Beulah Road and left into New Road, proceed to the top, at the junction turn right towards Rhydyfoel and the property will be viewed on the left hand side in the village centre.

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		
(55-68) D		
(39-54) E	46	56
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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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