



## Aled House Llansannan, Denbigh, Conwy, LL16 5HG

**£338,000**

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**EPC - F32**

**Council Tax Band - D Tenure - Freehold**

# SUMMARY

Video Tour Available... A well presented characterful cottage providing deceptively spacious accommodation throughout. Situated in the rural village of Llansannan, with only a 20 minute drive to the A55 expressway. The cottage provides extensive amounts of history, previously being the bakery and the village shop. In brief, the property comprises of reception hall, lounge, kitchen/diner and downstairs shower room. To the first floor, second sitting room, conservatory with balcony to enjoy the stunning views of the countryside, master bedroom with en-suite, three further bedrooms and bathroom. To the outside, a good size rear garden with a private aspect and access to the garage and utility. Viewing is highly recommended. EPC Rating F32.



## Description

Llansannan is a rural village and community in Conwy County Borough, Wales. It lies on the bank of the River Aled and is about 8 miles to the south of Abergele and 9 miles to the west of Denbigh.

Providing excellent amenities including shop, post office, Red Lion Inn and Ysgol Bro Aled primary school.

## Accommodation

Part glazed door leads into:

### Reception Hall

13'5" x 10'9" (4.09m x 3.28m)

A welcoming reception hall which could also be used as a snug with inset spotlighting, exposed beams, original fireplace with timber surround incorporating a cast iron stove, flagstone floor, alcove cupboards, power points and double doors lead into:

### Lounge

18'1" x 13'5" (5.51m x 4.09m)

A cozy spacious lounge with feature fireplace and multi fuel cast iron stove, exposed beams and exposed brick walls, power points, oak flooring and dual aspect bay windows to the front elevation.

### Kitchen/Diner

22'10" x 13'8" (6.96m x 4.17m)

Definitely being the hub of the home offering a range of modern contemporary wall and base cabinets in black gloss, with worktop surfaces over, four ring induction hob with extractor fan, integrated double oven, one and a half bowl stainless steel sink with drainer and mixer tap, integrated fridge freezer and dishwasher, breakfast bar, inset spotlighting, part tiled walls, power points, radiator, tiled flooring, stone built feature wall, double glazed window to the side and further uPVC French doors giving access to the garage, utility and garden.

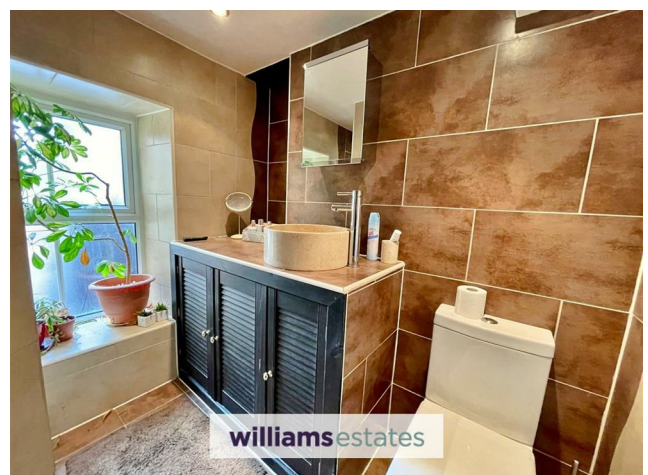
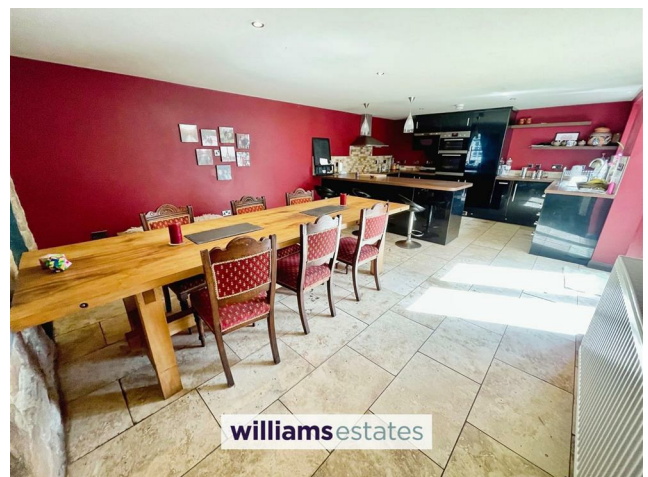
### Shower Room

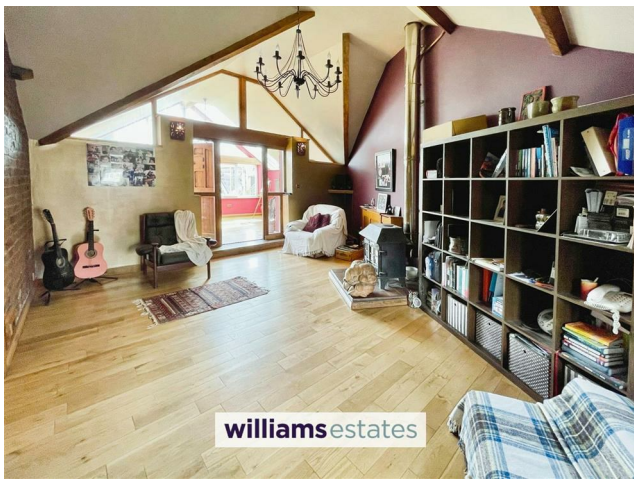
7'4" x 6'6" (2.24m x 1.98m )

Downstairs shower room comprising of low flush W.C, walk in shower, wash hand basin positioned on cupboards with louvre doors, fully tiled walls, inset spotlighting, heated towel rail and obscure double glazed window.

### Landing

With loft access hatch, inset spotlighting, power points, storage cupboards, wood flooring and doors off to further accommodation.





### Sitting Room

19'5" x 17'9" (5.92m x 5.41m )

A second sitting room with exposed beams, solid pine flooring, exposed brick, multi fuel stove on tiled hearth, power points, radiator, vaulted ceiling, stable style uPVC door to the front opening onto a Juliet balcony.

Double glazed windows and solid oak door into;

### Conservatory

19'0" x 12'4" (5.79m x 3.76m)

With uPVC French doors onto the balcony and windows looking onto the rear garden with stunning countryside views, oak flooring, power points and exposed stone walls.

### Master Bedroom

15'11" x 13'8" (4.85m x 4.17m)

With vaulted ceilings, power points, radiators, wood flooring, double glazed French doors opening onto the rear garden with dual aspect windows adjacent.

### En-suite

9'1" x 4'4" (2.77m x 1.32m)

With wash basin, low flush W.C, walk in shower area, part tiled walls, heated towel rail, Velux window and extractor fan.



### Bedroom Two

13'3" x 11'7" ( 4.04m x 3.53m)

With window to the front, original fireplace, vaulted ceiling, exposed beams, radiator and power points.

### Bedroom Three

12'11" x 11'0" (3.94m x 3.35m)

With Velux window, radiator and power points.



### Bedroom Four

8'3" x 7'9" (2.51m x 2.36m)

With radiator, power points and double glazed window to the front.

### Bathroom

8'1" x 6'9" (2.46m x 2.06m)

Comprising of a three piece suite with low flush W.C, unit with wash basin, panelled bath with electric shower, heated towel rail, airing cupboard and double glazed obscure window.



### Garage & Utility

19'3" x 16'8" (5.87m x 5.08m)

A spacious room with power points, ample storage space, door into the garage with further storage space, windows, up and over door and double glazed double doors to the rear courtyard.

### Outside

The rear garden is mainly laid to lawn with gravel borders, timber playhouse, raised decking with

seating area, bounded by timber fencing for a private aspect.

Steps lead up to a decked balcony area which can be accessed via the conservatory, providing stunning views of the countryside.





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### Ground Floor

Floor area 125.7 sq.m. (1,353 sq.ft.)



### First Floor

Floor area 122.0 sq.m. (1,314 sq.ft.)

TOTAL: 247.8 sq.m. (2,667 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>32</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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