



## 2 Tyddyn Uchaf Cottages

Llangernyw, Abergele, LL22 8PS

**Offers over £500,000**



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## Entrance Vestibule

Enter your new residence through the UPVC double-glazed door, and you'll find yourself in the entrance vestibule featuring tiled flooring and ambient lighting.

## Hallway

Step through the double doors to access the inviting hallway, where you'll be welcomed by a spacious layout and a staircase leading to the first-floor accommodations.

## WC

An indispensable addition to a family residence, the downstairs WC encompasses a white two-piece suite, including a low flush WC and a wall-mounted hand wash basin. Complete with a heated towel rail, tiled floors, partially tiled walls, and lighting, this room offers both practicality and convenience.

## Lounge

22'6" x 14'0" (6.86m x 4.27m)

Enter the family living room, illuminated by sunlight streaming through the double glazed windows and double patio doors that provide access to the outdoors. This area is ideal for enjoying precious family moments, complete with a solid fuel fire for warm and snug evenings. It also features two radiators, power points, and ample lighting.

## Kitchen/ Breakfast Room

21'10" x 10'11" (6.68m x 3.35m)

At the heart of the home lies a central space perfect for both social gatherings and bustling family mornings. The kitchen boasts a selection of wall and base units in an oak effect, accompanied by a harmonising work surface. It comes equipped with integrated appliances, such as a dishwasher, an induction hob with an extractor hood, a single oven, and a built-in microwave. The room highlights a stainless steel one and a half drainer sink with a mixer tap, tiled flooring, tiled splash backs, room for an American-style fridge freezer, and a doorway leading to the double garage.

## Dining Room

13'10" x 12'2" (4.24m x 3.71m)

Moving from the kitchen, you can conveniently reach the dining

room. This well-connected space seamlessly extends, showcasing ample brightness through a double-glazed window and offering essential amenities like lighting, a radiator, power points, tiled floors, and patio doors that lead to the outdoor area.

## Study

13'10" x 12'2" (4.24m x 3.71m)

The study provides an ideal environment for remote work, benefiting from a UPVC double-glazed window that invites abundant natural light. Comfort is assured with a radiator, and practicality is covered with power outlets and lighting.

## Stairs & Landing

Ascending from the reception hall, the staircase guides you to the first-floor living space. As you reach the top, you're welcomed by a generously sized landing featuring abundant storage, access to the loft, power points, a radiator, lighting, and a double glazed window that allows in natural light.

## Master Bedroom

16'6" x 14'0" (5.03m x 4.27m)

A spacious room, thoughtfully designed, boasts three UPVC double-glazed windows that not only offer ventilation and illumination but also showcase breathtaking views. Equipped with a radiator, power points, and lighting, this room comes with the added advantage of built-in wardrobes for extra convenience.

## En-suite

8'2" x 8'2" (2.50m x 2.50m)

A space designed for privacy and convenience, featuring a heated towel rail for added comfort, an extractor fan, and lighting. The room is equipped with a white three-piece suite, including a double shower, a low flush WC, and a pedestal wash basin. Additionally, a frosted UPVC double-glazed window allows in natural light while maintaining privacy.

## Bedroom Two

14'0" x 12'2" (4.27m x 3.73m)

Positioned at the front of the property, the second double bedroom is enhanced by a UPVC double-glazed window. This room is complete with a radiator to ensure comfort, power points for convenience, and ambient lighting to create a welcoming atmosphere.

Tel: 01745 630322

### Bedroom Three

11'5" x 10'11" (3.48m x 3.35m)

Another double bedroom, situated at the front of the property, offers views through a UPVC double-glazed window. Complete with a radiator for added comfort, power points for convenience, and appropriate lighting, this room provides a well-rounded living space.

### Bedroom Four

10'11" x 10'7" (3.35m x 3.25m)

An additional double bedroom, which overlooks the front of the property, features a double-glazed window that offers a view. The room is equipped with a radiator for comfort, power points for convenience, and appropriate lighting.

### Bathroom

10'11" x 6'6" (3.35m x 2.00m)

The family bathroom is enhanced by a four-piece white suite, comprising a double shower, a paneled bath, a low flush WC, and a pedestal wash hand basin. The room showcases part-tiled walls and tiled flooring, along with heated towel rails for added comfort. Privacy and natural light are ensured by an obscured double-glazed window.

### External

The front of the property benefits from a sunny orientation, enhanced by a delightful 'pergola' that provides a perfect setting for enjoying outdoor meals.

Accessed through an electric gate that opens up to the shared courtyard, the property's expansive driveway leads to a double

garage featuring double-height storage. There is an electric 'British Gas' car charger with a load monitor, power, an oil-fired combination boiler. It measures (6.50m x 5.00).

The outside features breathtaking vistas of the captivating Elwy Valley. Prioritising family security, while also offering a play and entertainment area complete with a wooden swing set and a family-friendly summer house. Moreover, you have the chance to embrace a self-sustaining lifestyle with the presence of fruit trees, a fruit cage, and fertile soil for gardening. It also includes a log store, and a compact hay shed. In the hardstanding paddocks, you'll find a single mobile stable and a double stable, suitable for your horses. Additionally, the current owner has set up three IBCs to ensure sustainable water availability.

Occupying a 3.07-acre plot, the land is encompassed by agricultural fencing that was erected by the current owners between 2017 and 2019, offering a 20-year guarantee. The area comprises meticulously tended, vibrant green lawns. An ornamental pathway guides you towards a potting shed, which then continues to extend further into the garden. Amidst the many attractions to discover, there lies a stone-built campfire arrangement, ideal for making the most of the minimal light interference.

### Agent's Notes

Each of the four properties contributes roughly £35 per month, covering expenses such as septic tank upkeep, servicing of electric gates, and maintenance of the courtyard.



## Road Map



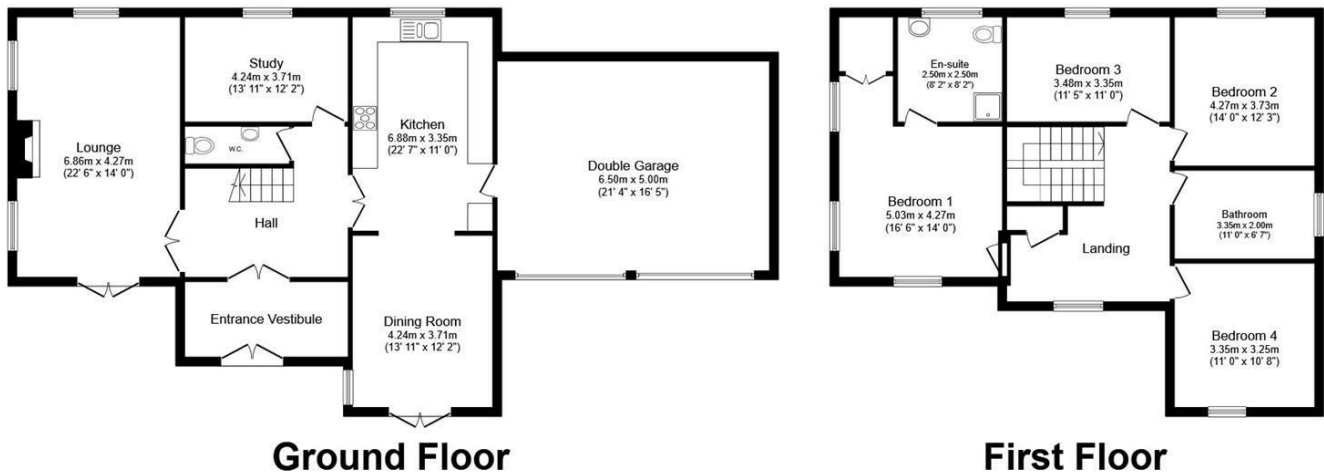
## Hybrid Map



## Terrain Map



## Floor Plan



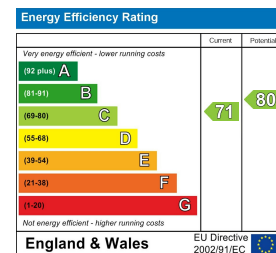
Total floor area 204.3 sq.m. (2,199 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Viewing

Please contact our Idris Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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