



JONES PECKOVER

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32, Lon Y Berllan, Abergele, LL22 7JF

- Modern detached house with double garage
- Open plan kitchen / dining / family room
- Two En-suite shower rooms
- Solar Panels
- Council Tax F
- Quirky reversed living - All living areas on the 1st Floor
- 4 Double bedrooms
- Tiered landscaped Garden
- EPC - B (85)

A unique family home where the traditional layout is flipped, with the living areas occupying the first floor. As you ascend the staircase, you'll find an inviting light and spacious hallway. A large living room is spacious with light flooding through the windows and Juliet balcony. A family bathroom, large well-equipped kitchen/dining/family room with French doors leading to the tiered landscaped garden areas with far reaching views over the rooftops of Abergele and the distant views of the sea, and also a beautiful back drop of the Coed-Y-Gopa woods. Three double bedrooms, one with an ensuite and French doors leading to the rear garden. On the ground floor you will find a larger than average bedroom suite with ensuite and a separate dressing room creating a cosy and secluded retreat from the rest of the residence on the 1st Floor. Two built in storage areas and internal access to the double garage. This reversed design offers an unconventional yet functional arrangement fostering a sense of togetherness in the heart of the home.

ENTRANCE HALL

11'0" x 8'4" (3.37m x 2.55m)

Entrance is through a uPVC double glazed door with glazed side panels, Karndean flooring, half-turn staircase to 1st floor. Door to internal entrance to garage. Two built-in storage cupboards, one housing the boiler and the other being under the stairs. Door to the ground floor master suite and walk-in dressing room.

MASTER SUITE

19'1" x 11'6" (5.83m x 3.52m)

uPVC double glazed bay window to front elevation, with a second smaller window, two radiators.

EN-SUITE SHOWER ROOM

8'0" x 5'0" (2.44m x 1.54m)

White suite comprising of W.C, pedestal wash hand basin and shower enclosure with bi-fold shower enclosure door. Tiled shower enclosure, radiator, shaver socket, spot lights and extractor fan.

DRESSING ROOM / STUDY

8'0" x 6'11" (2.44m x 2.11m)

uPVC double glazed window to rear elevation, radiator, lighting and power points.

INTEGRAL DOUBLE GARAGE

16'2" x 16'0" (4.94m x 4.89m)

With electric up and over door, electric power points and lighting, uPVC double glazed window and door to rear.

STAIRS AND LANDING

uPVC double glazed window to rear elevation.

LOUNGE

16'1" x 15'9" (4.91m x 4.81m)

uPVC double glazed windows x 2 to front elevation with central French doors the open inwards with the benefit of a Juliet balcony. Radiator, inset spot lights, T.V aerial connection and power points.

FAMILY BATHROOM

7'10" x 6'8" (2.40m x 2.05)

White 3 piece suite comprising W.C, pedestal wash hand basin and bath. Half tiled walls and tiles flooring, inset spot lights, uPVC double glazed window to rear elevation, heated towel rail and extractor fan.

KITCHEN/DINING/FAMILY ROOM

18'10" x 16'2" (5.76m x 4.95m)

Fitted with a range of wall, base and drawer units, matching worktop and up-stand, decorative tiled splashback. Bowl & 1/2 with drainer and mixer tap over. Integral dishwasher, double oven and fridge/freezer. Five ring gas hob with stainless steel splashback and extractor over. Tiled flooring, uPVC double glazed window and French doors to rear. Inset spot lighting, radiator, power points and TV aerial point.

UTILITY ROOM

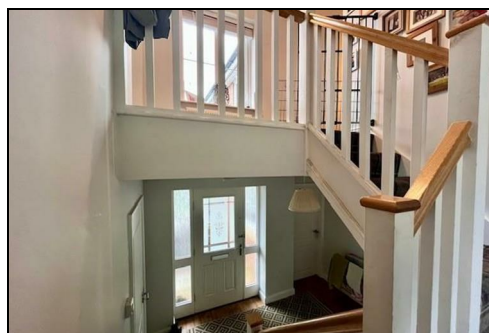
6'8" x 5'4" (2.05m x 1.64m)

Base unit with plumbing for Washing Machine, with worksurface over. Inset single sink and drainer. Radiator and extractor fan.

1ST FLOOR MASTER SUITE

14'7" x 13'2" (4.47m x 4.03m)

Built in wardrobes, uPVC double glazed French doors to the rear patio area. Radiator, T.V aerial point, pendant light, power points and door to



EN-SUITE

6'10" x 5'8" (2.09m x 1.75m)

Built-in vanity units with worksurface over, inset wash hand basin and W.C with tiled splashbacks. Shower enclosure with tiled splashback. uPVC double glazed window to side elevation, shaver socket, inset spotlights and radiator.

THIRD BEDROOM

10'8" x 9'8" (3.27m x 2.96m)

uPVC double glazed window to front elevation. Radiator, pendant light and power points.

FORTH BEDROOM

10'6" x 10'4" (3.22m x 3.15m)

uPVC double glazed window to front elevation, radiator, power points and pendant light.

OUTSIDE

Sitting on an elevated position in the corner of the cul-de-sac offering off road parking for several vehicles and mature shrubs and plants decorate the borders. To the side of the garage is a side entrance to the rear landscaped garden, which offers split level areas such as a paved patio area, artificial grassed area, a decked upper patio area with far reaching rooftop views over Abergele and the distant reaching views of the sea. The rear boundary has a beautiful stoned wall with the back drop of the Coed Y Gopa woods. The property also benefits from solar panels.

METHOD OF SALE

The property is to be offered for sale via Private Treaty.

MISREPRESENTATION ACT

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

SERVICES

Mains electricity, gas, water and drainage are connected to the property. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

TENURE

Assumed Freehold - Confirmation should be sought from your Solicitors

VIEWING

By arrangement with the Agents, Jones Peckover, 61 Market Street, Abergele, Conwy LL22 7AF.

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	





Ground Floor

Floor area 64.4 sq.m. (693 sq.ft.) approx



First Floor

Floor area 110.6 sq.m. (1,190 sq.ft.) approx

