



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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3 Bodoryn Cottages, Rhuddlan Road, St. George, LL22 9SE

- GRADE II LISTED COTTAGE
- ATTIC STUDY AREA
- VIEWS TO THE FRONT AND REAR
- VIEWING ESSENTIAL
- TWO DOUBLE BEDROOM + ATTIC BEDROOM
- ENCLOSED FRONT AND REAR GARDENS
- FEATURE FIREPLACE WITH MULTI-FUEL BURNER

A beautiful terraced three bedroom character cottage situated on the outskirts of Abergele convenient for all amenities and the A55 and hospital. Countryside views to both the front and rear. Enclosed garden to the front and rear. The property has been improved over the recent years with an attic bedroom and study area, two double bedrooms and modern spacious bathroom. Character features include brick built fireplace with multi-fuel stove and exposed ceiling beams. All single glazed window units have secondary glazing. There is further scope to make this one of the most beautiful cottages in the area and viewing is essential to broaden the mind on what this Gem has to offer.

ENTRANCE PORCH

ACCOMMODATION (APPROXIMATE MEASUREMENTS ONLY)

LOUNGE/DINER

18'6" x 11'8" (5.64m x 3.58m)

Feature brick built fireplace with multi-fuel stove and tiled hearth. Single glazed (with secondary glazing) front elevation window overlooking front garden. Space for a dining table. Television point.

KITCHEN

10'2" x 9'10" (3.10m x 3.00m)

With a range of fitted wall and base units having complementary work surfaces and tiled splash backs. Rear single glazed (with secondary glazing) window overlooking rear garden. Quarry tiled floor. Electric cooker point. Cupboard housing Worcester boiler.

REAR ENTRANCE

With door to outside.

DOWNSTAIRS SHOWER ROOM

10'7" x 6'3" (3.24m x 1.93m)

Electric shower. Low level WC. Pedestal wash hand basin. Heated towel rail. Tiled walls.

FIRST FLOOR

BEDROOM NO: ONE

11'8" x 8'8" (3.57m x 2.65m)

With countryside views to the front. Radiator.

BEDROOM NO: TWO

8'2" x 7'10" (2.51m x 2.41m)

Radiator and countryside views.

SPACIOUS BATHROOM

10'1" x 10'1" (3.09m x 3.09m)

Panelled bath with mixer tap and hand held shower. Corner shower cubicle with rain shower and hand held shower. Low level WC. Wash hand basin with mixer tap. Chrome heated towel rail. Stripped and stained floor boards. Storage cupboard.

STAIRS FROM FIRST FLOOR LANDING TO:

ATTIC ROOMS

ATTIC BEDROOM

With Velux skylight with views of the countryside.

ENCLOSED STUDY AREA

With Velux skylight

OUTSIDE

Green house to the rear off the rear entrance hall. Patio seating area and lawned garden with path to the side leading down to a stone built outhouse and gate off to the rear access. Enclosed garden to the front and off road parking to the front on a first come first serve basis.



AGENTS NOTES

The property is Grade II Listed and exempt from an EPC.

SERVICES

Mains electricity and water are connected. Bottled gas. Shared septic tank for the row of cottages.

TENURE

The property is believed to be freehold. Solicitors to confirm.

MISDESCRIPTIONS ACT

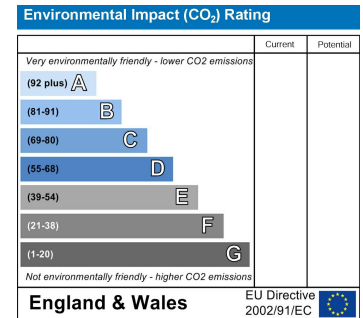
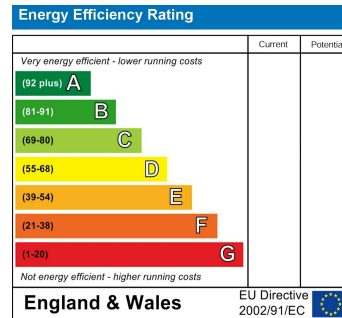
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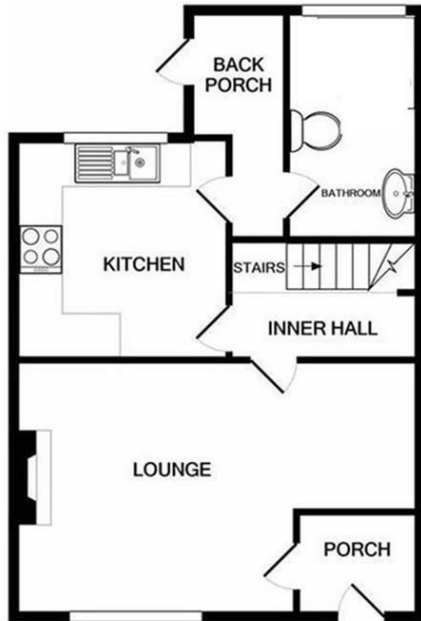
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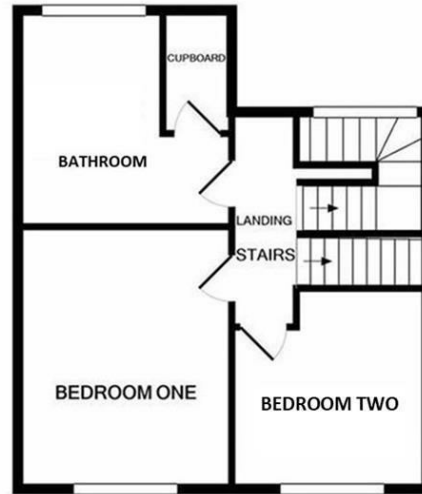
The successful purchaser will be required to produce adequate identification to prove their

identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.





GROUND FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

