



JONES PECKOVER

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61 Market Street, Abergelge, Conwy, LL22 7AF

T: 01745 832240



Tandderwen Farm Cottage & Tandderwen Bach St. George Road, Abergelge, LL22 9AR

- TWO DETACHED PROPERTIES
- TWO BEDROOM DETACHED COTTAGE
- AMPLE PARKING FOR BOTH PROPERTIES
- FAR REACHING VIEWS
- UPVC AND WOODEN DOUBLE GLAZING
- THREE BEDROOM FAMILY HOME
- PLEASANT LOCATION
- CHARACTER FEATURES
- GARAGE/WORKSHOP
- VIEWING ESSENTIAL

A unique opportunity to acquire these two beautiful cottages situated on the outskirts of Abergele. An income could easily be brought in from either cottage depending which you would prefer to live in or it could be used for an elderly relative or independent young person.

Tandderwen Farm Cottage is a stone built former farmhouse which boasts character features which include exposed beams and a large stone built fireplace housing a multi-fuel stove. There is a Rayburn in the kitchen and the property opens up onto the rear garden with a large raised lawned area. To the front there is ample parking and a large timber shed/workshop with power.

Tandderwen Bach is a lovely gem of a property. A two bedroom cottage on one floor with it's own private enclosed garden, under floor heating, character features including exposed beams and far reaching views. There is a raised deck area off the main bedroom and lounge with steps down to the lawned area and storage shed. To the front is a gravelled parking area for three cars.

ACCOMMODATION (APPROXIMATE MEASUREMENTS ONLY)

TANDDERWEN FARM COTTAGE

LIVING ROOM

20'2" x 15'2" (6.15m x 4.64m)

With a stone built fireplace housing a multi-fuel stove with stone hearth and large timber lintel over. Exposed ceiling beams. Stairs to first floor. Understairs storage cupboard. Floor to ceiling window overlooking the rear garden. Two radiators.

KITCHEN

15'3" x 13'3" (4.65m x 4.05m)

Farmhouse style timber kitchen with granite surfaces. Tiled floor. Gas fired Rayburn. Belfast sink with mixer tap.

Four ring gas hob. Built in combination microwave. Built in dishwasher. Feature exposed stone pillar and ceiling beams. French style uPVC doors to outside.

UTILITY/BOOT ROOM

8'7" x 7'8" (2.62m x 2.34m)

Stable door to outside. Radiator. Inset spot lights. Plumbing for a washing machine.

BEDROOM

13'6" (into recess) x 16'9" (4.12m (into recess) x 5.12m)

Ground floor with double aspect. Two radiators. Patio sliding doors to garden.

SHOWER ROOM

Contemporary - newly installed. Shower cubicle with mains rain style shower. Low level WC. Pedestal wash hand basin. Chrome heated towel rail. Inset spot lights.

BEDROOM TWO

11'3" x 6'11" (3.45m x 2.11m)

Ground floor overlooking rear garden. Radiator.

FIRST FLOOR

MASTER BEDROOM

15'4" x 12'2" (4.68m x 3.72m)

Spacious and light with vaulted ceiling and original feature "A" frame beams. Built in wardrobes with hanging rails and glass fronts. Overlooking rear garden and with views to the front.

EN-SUITE

Panelled bath with traditional style mixer taps. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan. New gas combi boiler within cupboard.

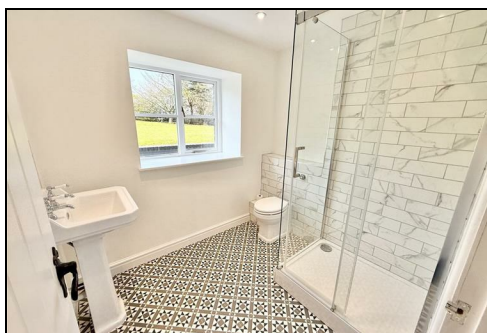
GARAGE/WORKSHOP

14'0" x 13'4" (4.28m x 4.08m)

With double doors. Power. Concrete base floor.

GARDEN STORE

Spacious dry storage room with concrete floor.



TANDDERWEN BACH

ACCOMMODATION (APPROXIMATE MEASUREMENTS ONLY)

OPEN PLAN LIVING ROOM, DINING AND KITCHEN

27'10" x 9'3" (8.50m x 2.83m)

KITCHEN AREA

With a range of fitted wall and base units. Four ring gas hob with overhead stainless steel extractor hood. Built in microwave, oven and grill. Integrated dishwasher, washing machine, fridge and freezer. Tiled floor. Exposed ceiling beams.

LIVING/DINING AREA

Gas fire on a raised slate hearth with wooden surround. Exposed ceiling beams. French style uPVC doors to rear garden. Television point. Far reaching views.

BEDROOM ONE

10'5" x 7'8" (3.18m x 2.35m)

Far reaching views and French style uPVC doors to outside. Fitted wardrobes. Tiled floor.

BEDROOM TWO

7'8" x 7'4" (into wardrobe) (2.36m x 2.24 (into wardrobe))

Fitted wardrobes. Tiled floor.

BATHROOM

Panelled bath with overhead mains shower and additional electric shower. Low level WC. Wash hand basin with mixer tap. Tiled floor.

SERVICES

None of the services have been tested by the selling agents, however it was noted that mains water, electricity and gas are connected. Septic tank drainage.

TENURE

Both properties have their own freehold titles. Title Number for Tandderwen Farm Cottage WA773106 and Tandderwen Bach CYM507752.

EPC

Tandderwen Farm Cottage C73. Tandderwen Bach C74.

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.

MISDESCRIPTIONS ACT

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

