



BLUE TURTLE PROPERTY

PENCOED ROAD, LLANDDULAS

OFFERS IN THE REGION OF £575,000



PENCOED ROAD, LLANDDULAS



Commanding an elevated position enjoying panoramic coastal views, there is no wonder why this characterful seven bedroom property has proven so popular. With all rooms occupied, and in high demand, this stunning property is being sold with tenants in situ and would provide a generous income from the get go. This impressive property has undergone a programme of refurbishment by its current owner, with a noticeable attention to detail. With its well configured, deceptively spacious accommodation, ample off road parking and outside seating areas, early viewing is essential

In brief, the light and airy accommodation affords: To the ground floor- a fantastically versatile workshop room and a Spacious reception hall, giving access to a self contained annex with kitchen, en suite shower room and spacious lounge with bay window.

To the first floor- to one side, lounge with mezzanine bedroom and double doors accessing a decked seating area enjoying far reaching views, additional bedroom with en- suite shower room. To the other side, a bedroom, kitchen/dining room, utility room and shower room.

To the second floor- three bedrooms (one with en-suite shower room,) five piece spacious bathroom and study.

Externally the property sits on a generous plot with ample off road parking and raised decked seating area, ideal to sit and enjoy the tranquil and idyllic surroundings. The property further benefits from oil central heating and double glazing.

Early viewing is essential.



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Location

Llanddulas Hall is located in the sought after village of Llanddulas, enjoying enviable coastal views. Llanddulas benefits from a host of amenities and attractions, including multiple eateries and public houses all within a short distance. The market town of Abergel and Colwyn Bay are a short drive away. Many of north Wales' famous beaches are within a short drive, providing miles of uninterrupted coastline to explore. Llanddulas offers many recreational and sporting activities, with golf courses, Eirias Park and Venue Cymru within easy reach.

Llanddulas has a local primary school, with more located within the surrounding towns and villages, as well as numerous public and private secondary educational facilities within the locality, including the highly renowned Rydal Penrhos private school.

Transport links are in abundance nearby, with access to the A55, train stations and bus routes available.

Tenure- Freehold

Council Tax Band- E as on voa.gov.uk





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Ground Floor

Reception Hallway

14' 5" x 12' 6" (4.39m x 3.81m)

Self Contained Annex

Lounge/Dining Room

20' 7" x 15' 9" (6.27m x 4.80m)

Bedroom

20' 11" x 15' 1" (6.37m x 4.59m)

Shower Room

4' 9" x 7' 5" (1.45m x 2.26m)

Kitchen

4' 9" x 8' 1" (1.45m x 2.46m)

Workshop/ Store Room

29' 10" x 30' 8" (9.09m x 9.34m)



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First Floor

Lounge

28' 9" x 17' 11" (8.76m x 5.46m)

Mezzanine Bedroom

18' 4" x 10' 3" (5.58m x 3.12m)

Kitchen/Dining Room

17' 4" x 15' 9" (5.28m x 4.80m)

Utility Room

15' 11" x 8' 11" (4.85m x 2.72m)

Bedroom

17' 8" x 14' 11" (5.38m x 4.54m)

Bedroom

11' 8" x 6' 10" (3.55m x 2.08m)

Ensuite Shower Room

3' 8" x 3' 6" (1.12m x 1.07m)

Shower Room

10' 1" x 5' 2" (3.07m x 1.57m)



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Second Floor

Bedroom

16' 1" x 15' 2" (4.90m x 4.62m)

Ensuite Shower Room

9' 7" x 4' 10" (2.92m x 1.47m)

Bedroom

17' 10" x 14' 2" (5.43m x 4.31m)

Bedroom

15' 11" x 7' 8" (4.85m x 2.34m)

Study

10' 0" x 9' 2" (3.05m x 2.79m)

Bathroom

11' 11" x 15' 0" (3.63m x 4.57m)



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Externally

Ample off road parking available to the front of the property, separate access leads to the spacious workshop/ studio.

A decked area accessed from the first floor lounge provides the ideal seating area to enjoy the far reaching views and tranquil surroundings.





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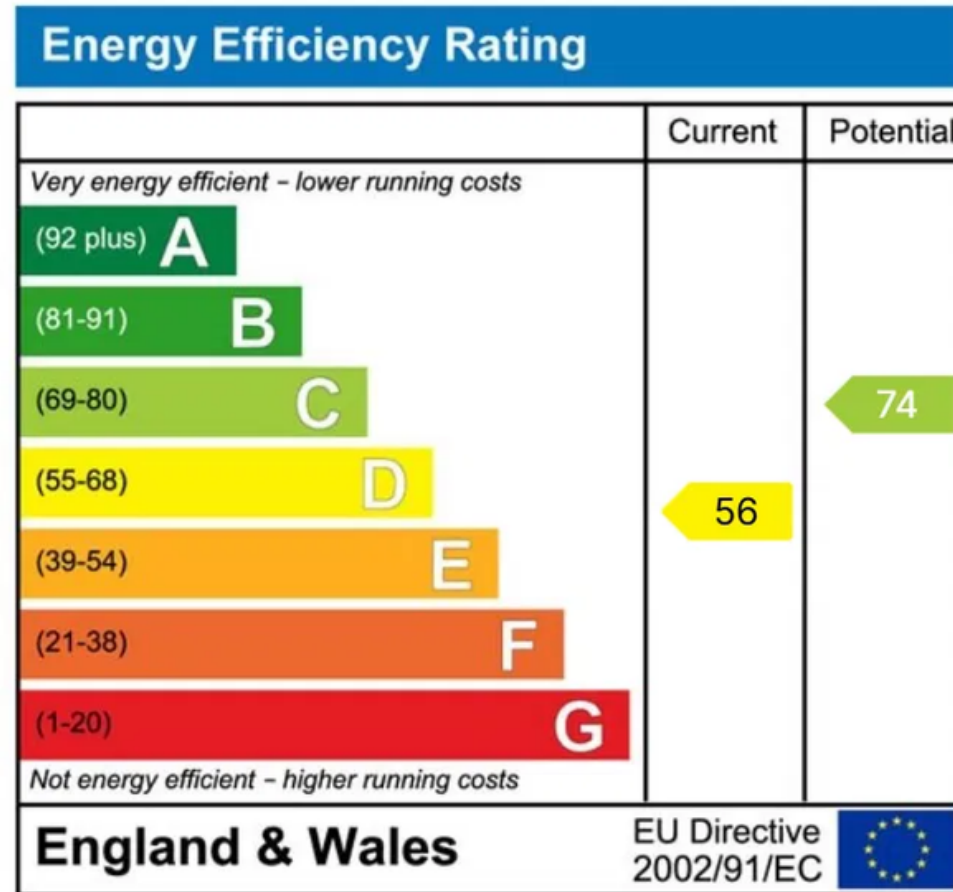


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Ground Floor

Floor area 105.9 sq.m. (1,139 sq.ft.)



First Floor

Floor area 131.5 sq.m. (1,416 sq.ft.)



Second Floor

Floor area 105.4 sq.m. (1,134 sq.ft.)

Total floor area: 342.8 sq.m. (3,689 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



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Services/ Disclaimer-

Mains water, electric and drainage are believed to be available or connected at the property.

Blue Turtle Property Limited have not tested any apparatus, equipment, fixtures and fittings or

services and so cannot verify that they are in working order or fit for the purpose. References to the

Tenure of a Property are based on information supplied by the Seller. The details provided are

prepared as a general guide only and should not be relied upon as a basis to enter into a legal

contract. Any interested party should consult their own surveyor, solicitor or other professionals

before committing themselves to any expenditure or other legal commitments.

Items shown in photographs are NOT included unless specifically mentioned within the sales

particulars. They may however be available by separate negotiation.

Contact our friendly team if you have any questions about this listing, or to book a viewing.