



BLUE TURTLE PROPERTY

PENCOED ROAD, LLANDDULAS

OFFERS IN THE REGION OF £575,000



PENCOED ROAD, LLANDDULAS



Would you like to own a piece of history? Step inside and enjoy this grand ten bedroom family home, enveloped by the most breath-taking surrounding views. Dating back to 1833, this impressive property has been tastefully refurbished throughout by its current owners, who have retained many original features, which all add to the abundance of charm and character. This substantial property offers versatile accommodation laid out over different floors, creating the perfect space for multi generational living, or as a fantastic home with potential to earn an income. Prepare to be absolutely blown away.

In brief, the light and airy accommodation affords in total 10 bedrooms, 7 bathrooms and 3 reception rooms, although there is a vast amount of versatility. Viewing is essential to appreciate the configuration and flow of this beautiful home, with the majority of rooms making the most of the surrounding scenic views. Externally the property benefits from a triangular parcel of land leading on to the driveway providing ample off road parking, a variety of seating areas ideal to enjoy the fabulous views, as well as a garden chalet which offers huge potential for a variety of uses. 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 Abergelle and Colwyn Bay are a short drive away.

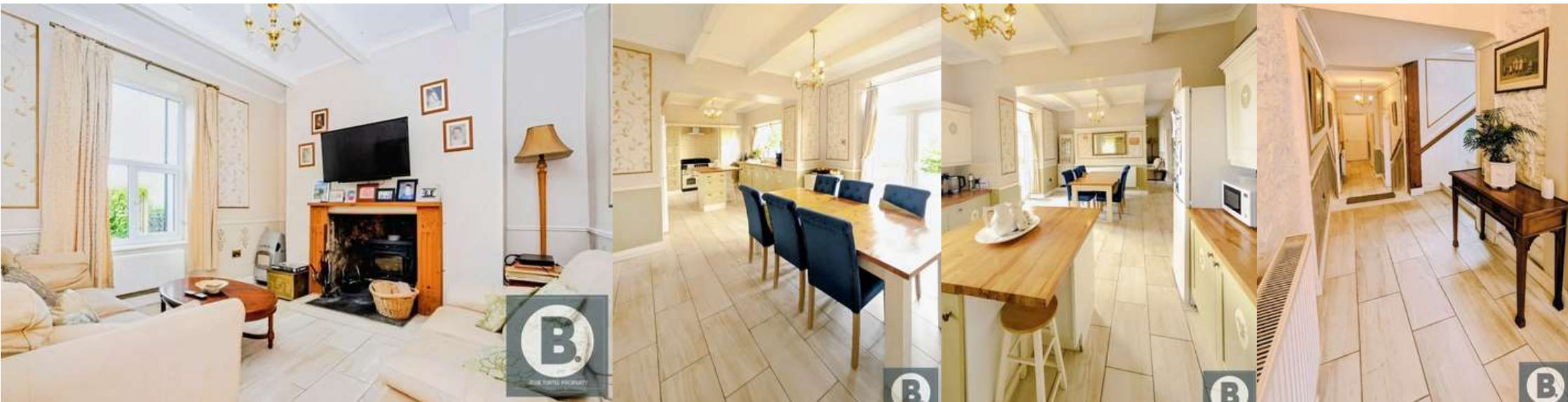
Many of north Wales' famous beaches are within a short drive, providing miles of uninterrupted coastline to explore. Llanddulas offers many recreational and sporting activities, with golf courses, Eirias Park and Venue Cymru within easy reach.

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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First Level

Entrance Hallway -

Three Storage Rooms

Snug - 4.1 x 3.8 (13'5" x 12'5") -

Spacious Family Kitchen/ Dining Room- 8.2 x 4.1 (26'10" x 13'5") -

Upper Hallway - 9.70m x 4.14m (31'10 x 13'7) -

Utility Room - 2.8 x 2.5 (9'2" x 8'2") -

Second Level -

Large Landing - 7.29m x 7.21m (23'11 x 23'8) -

Bedroom 1 - 3.38m x 2.74m (11'1 x 9') -

Bedroom 2 - 4.55m x 3.71m (14'11 x 12'2) -

Bedroom 3 - 4.52m x 3.71m (14'10 x 12'2) -

En Suite Shower Room -

Bathroom 1 - 4.5 x 2.8 (14'9" x 9'2") -

Bathroom 2- 3.25m x 2.34m (10'8 x 7'8) -

Stairs To Boiler Room - 4.62m x 2.11m (15'2 x 6'11) - Including Two Storage Rooms

Main Lounge - 7.8 x 4.1 (25'7" x 13'5") -

Kitchen Breakfast Room - 4.9 x 2.1 (16'0" x 6'10") -

Utility Room-



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Third Level

Bedroom 4 - 3.78m x 3.71m (12'5 x 12'2) -

Bedroom 5 - 4.65m x 4.22m (15'3 x 13'10) -

Bedroom 6 - 3.23m x 2.79m (10'7 x 9'2) -

Bedroom 7 - 4.88m x 2.74m (16' x 9') -

En Suite Shower Room -

Bedroom 10 - 4.65m x 2.74m (15'3 x 9) - With External Sea Facing Balcony And Access To
Driveway

Bathroom 2-

Fourth Level -

Entrance lobby providing access to driveway and internal balcony.

Fifth Level

Bedroom 8 - 3.35m x 2.90m (11' x 9'6) -

Lounge Area-

Bedroom 9 - 5.11m x 2.74m (16'9 x 9) -

En Suite Shower Room-

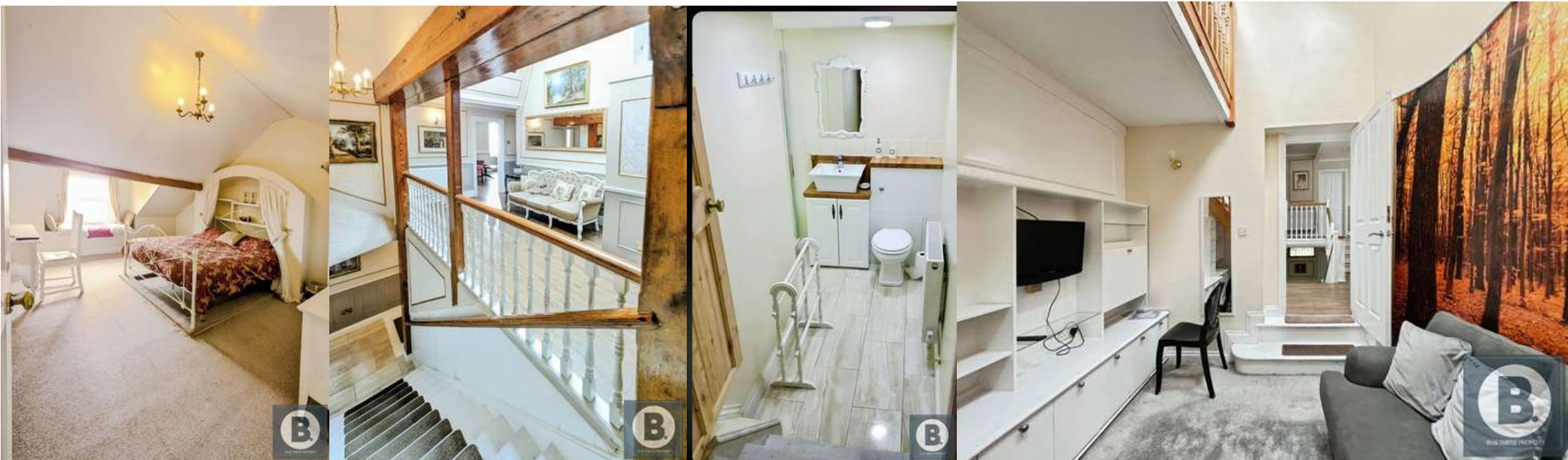


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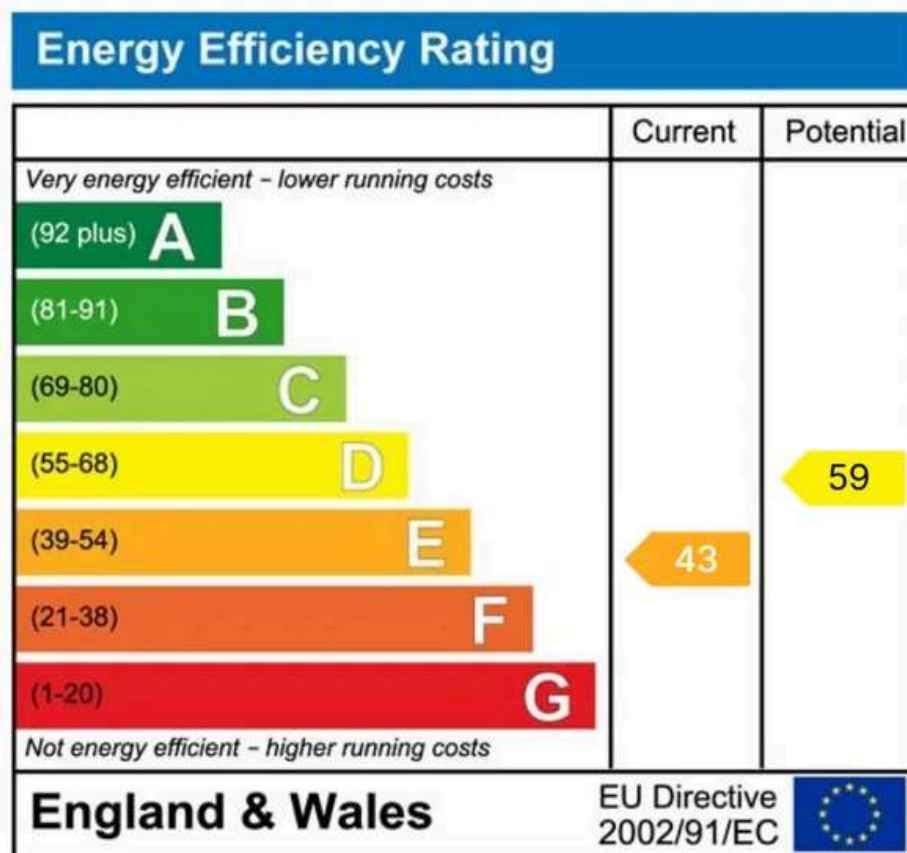
Externally

Just off Pencoed Road is the driveway to the property providing ample off road parking, with a triangular parcel of land on the approach. The property can also be accessed via steps which lead on to the front and side gardens, as well as the chalet which would provide a fantastic workshop/ studio space.





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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.