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Flat 1 Dyffryn Dulas Clip Terfyn, Llanddulas, LL22 8EH

£285,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	47	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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.



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Tenure

Leasehold - 999 years from 22 April 1988 with £5 Ground rent payable.

NOTE 1: As to the part tinted blue on the title plan only the ground floor flat is included in the title.

NOTE 2: The land tinted green on the title plan is not included in the title.

We are informed by the vendors that the Coach House is on a separate freehold title and will be sold as part of the property at no additional cost.

It is highly recommended you confirm all information provided above with you solicitors during the legal process

Council Tax Band

C - Average from 01-04-2023 £1,745.62

Property Description

Approaching the property you are greeted by a composite double-glazed door, opening into a welcoming entrance porch/cloakroom adorned with tiled flooring. Here, the eye is drawn to the stunning Victorian, studded timber door leading to the entrance hall, adorned with decorative picture rails and coved ceilings.

Step into the expansive lounge with decorative cornice ceilings and a box bay window with original shutter doors offer views onto Maiden's Leap and the secluded rear garden. Recently installed, a new gas flame fireplace with a striking timber surround and tiled hearth, complete with a brass runner, adds warmth and character to the space.

The kitchen dining room exudes modern charm, with tiled flooring and ample space for a dining table and chairs. A multi-fuel burning stove and downlighting create a cosy ambience, while the modern shaker style units, tiled splashback, and wood-effect worktops offer both style and functionality. Integrated appliances include a dishwasher, stainless steel sink, and microwave, with additional space for a freestanding range cooker. A composite stable door grants access to the side of the property, providing convenient additional parking.

Adjacent to the kitchen, a well-proportioned utility room features additional kitchen cupboards, tiled splashback, and timber-effect worktops. Plumbing for a washing appliance, space for an additional fridge freezer, and a useful storage

cupboard complete the space.

The primary bedroom welcomes with dual aspect windows, adorned with bay windows featuring eye-catching timber panelling. Deep coved ceilings and fitted wardrobes add to the room's charm and convenience.

The ensuite shower room boasts a convenient motion-activated runner light system upon entry. Fitted towel storage, a walk-in shower with a low-level shower tray, WC, and hand wash basin with storage options beneath ensure both style and practicality.

The second bedroom offers generous proportions, with ample space for a double bed and additional storage provided by fitted wardrobes and a storage cupboard.

Continuing through the inner hallway, a small flight of stairs leads to a split-level hallway, culminating in a stunning bathroom. Tiled flooring, timber panelling, a hand wash basin, a beautiful roll-top bath, and an open shower cubicle fitted with an electric shower and clear glass screen, along with a heated towel warmer, create a luxurious retreat.

For those with a penchant for wine, the property boasts a cellar split into two sections, providing ample storage space.

The expansive private garden features lush lawns, mature trees, and shrubs, with a timber-built garden shed nestled within a smaller lawn area. Additionally, two outbuildings attached to the side entrance of the apartment offer further storage space, with the added benefit of power supply.

Adjacent to the property stands a two-storey Coach House, included within the sale and boasting immense potential for further development. Currently utilised as a workshop/studio on the lower level and a study/hobbies room on the first floor, this Coach House presents an exciting opportunity.

The true highlight of this property is its idyllic location and the stunning grounds it occupies. Tucked away off the country lane and accessed via a sweeping driveway, the residence is surrounded by mature hedgerows/shrubs, ensuring privacy and tranquillity. Ample off-road parking is available to the front of the property and additional parking for family and friends is available via a drive adjacent to the property located near the coach house.

Lounge

24'1 x 14'1 (7.34m x 4.29m)

Kitchen/Diner

18'8 max x 14'4 max (5.69m max x 4.37m max)

Utility Room

10'11 x 8'4 (3.33m x 2.54m)

Bedroom 1

15'9 x 13'1 (4.80m x 3.99m)

En Suite

9'3 x 5'6 (2.82m x 1.68m)

Bedroom 2

11'5 x 11'4 (3.48m x 3.45m)

Bathroom

10' x 10'2 (3.05m x 3.10m)

Cellar section 1

12'6 x 6'4 (3.81m x 1.93m)

Cellar Section 2

12'6 x 7'1 max (3.81m x 2.16m max)

Coach House GF

24'4 x 8'6 (7.42m x 2.59m)

Coach House 1st Floor

23'1 x 8'3 (7.04m x 2.51m)



Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.