

Hen Felin , Llanfairtalhaiarn, LL22 8DJ

£385,000



Tenure

Freehold

Council Tax Band

F - Average from 01-04-2024 £3,085.13

Property Description

Your journey begins as you descend towards the property, greeted by the nostalgic sight of old Mill wheels set into the steps. Stepping through the timber door, you enter the expansive lounge/dining room adorned with exposed timber trusses salvaged from old sailing ships. Natural light floods the space through strategically positioned windows, framing picturesque views of the riverside and rural hillside. For chilly winter evenings, a welcoming open stone-built fireplace takes centre stage, complemented by an eye-catching timber mantle.

Adjacent to the lounge lies the modern fitted kitchen, boasting a range of base mounted units elegantly paired with a timber effect worktop. Thoughtfully designed, the kitchen offers ample space for freestanding appliances, with a breakfast bar adding both functionality and charm.

Descending the stairs from the lounge, you find a hallway leading to the bedroom accommodation. The primary bedroom awaits as a spacious retreat, featuring a prominent exposed timber beam and abundant natural light with garden views. Integrated storage cupboards cater to your organizational needs, while an ensuite bathroom offers relaxation with its tile design, indulgent Jacuzzi bath and above bath shower.

Across the hall, the second bedroom awaits, complete with its own ensuite shower room for added convenience. Offering ample space for a double bed and additional furnishings, this bedroom ensures comfort and privacy.

Accessible from the lower level, a large conservatory beckons with panoramic views of the gardens and surrounding rural fields, inviting moments of tranquillity and contemplation.

The expansive gardens embody the essence of rural bliss, with a sprawling lawn dotted with apple and plum trees, complemented by a variety of wildflowers and a greenhouse for gardening enthusiasts. A utility space to the side of the property provides practicality, equipped with plumbing and power for washing and drying appliances, as well as housing the oil-fired central heating boiler.

Ample parking awaits for multiple vehicles, while the double garage holds potential for ancillary living accommodation, with newly fitted electric supply and water feed available close to the septic tank access.

Under the stewardship of the current owners, the property has undergone a remarkable transformation, with new double-glazing units, a comprehensive re-wire, updated internal plastering, treated timbers, new flooring, and a fresh decorative overhaul creating a bright and airy ambience throughout.

Enjoy peace of mind with perpetuity right of access granted to the property, ensuring hassle-free accessibility. Heating is provided by an oil-fired boiler, while sanitary needs are met by a septic tank with soakaway.

Nestled just beyond the charming village of Llanfairtalhaiarn, you're within easy reach of essential amenities including a local shop, inviting cafes, a renowned gastro pub, and an exceptional local school. A short drive brings you to the bustling town of Abergele, boasting a plethora of conveniences such as diverse local shops, a well-stocked supermarket, atmospheric pubs, and inviting cafes. Leisure opportunities abound, with attractions like the iconic Grwych Castle, a bustling leisure centre, a well-appointed library, and the acclaimed Pensarn Beach offering a delightful escape. For commuters, excellent transport links await, including a conveniently located train station, reliable bus services, and swift access to the A55 motorway.

Reception Room

24'7" x 15'4" (7.51 x 4.69)

Kitchen

17'0" x 10'3" (5.2 x 3.14)

Conservatory

13'4" x 9'6" (4.08 x 2.91)

Bedroom 1

14'2" x 10'8" (4.33 x 3.27)

Bed 1 En Suite

9'1" x 6'11" (2.78 x 2.12)

Bedroom 2

10'4" x 8'5" (3.17 x 2.58)

Bed 2 En Suite

7'10" x 6'7" (2.41 x 2.02)

Utility Room

4'11" x 1'11" (1.5 x 0.6)

Services

It is believed the property is connected to mains electric & water 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.

