



# JONES PECKOVER

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## Glanyrafon, , Groesffordd Marli, Abergele, LL22 9EB

- 3 Bedroomed Detached Cottage
- Set in approx. 0.8 acres
- Car Port and Workshop area
- Fibre Optic Broadband
- Detached Barn with 3 Rooms
- Idyllic setting
- Potential for Extension on Cottage
- EPC: E

## AGENTS REMARKS

Glanyrafon is a well proportioned 3-bedroom cottage set in 0.8 acres and believed to date back to the 1700's. The accommodation is arranged over two floors and in brief comprises of an entrance hall, a triple aspect sitting room with lovely views, dining room, cloakroom and a kitchen/breakfast room to the ground floor. To the first floor there is a triple aspect master bedroom, two further bedrooms one with a shower and a family bathroom. Externally there is a detached barn, wonderful gardens and picturesque views across the river and open countryside, in all the property stands in approximately 0.8 acres and has scenic views to all sides.

The property is of good proportions and has been well maintained by the current owners. The property offers light accommodation throughout due to an abundance of windows allowing for plenty of natural light to flow through.

The property is approached over a recently constructed bridge which is accessed via a private lane to which the owners have a right of way over to access their home.

## DETACHED BARN

The Detached Barn which lies across the courtyard from the property is currently sectioned into three areas. There is a Workshop area with doors to both sides, a utility room and then a large entertaining room which has the most incredible views to the river and pasture beyond. This barn has the benefit of power, light and water. Attached to the barn is a double car port.

## OUTSIDE

The gardens surround the property and offer numerous patio and seating areas to take in the views that surround the property. The gardens are mainly laid to lawn for ease of maintenance, but there are well stocked borders throughout adding splashes of colour to the greenery that surrounds Glanyrafon. There is a vegetable patch and small wildlife pond.

## SITUATION

Groesffordd, Marli is approximately 2 miles away from the village of Bodelwyddan which has day to day amenities and a general hospital. There is a primary school in the village of Cefn Meriadog (2miles) and private and state

secondary schools in Abergele and Denbigh (6.5 miles and 7.5 miles) Denbigh, Prestatyn and Conwy (7.5, 11 and 16 miles distant respectively) offer a larger range of shopping and leisure facilities.

There are direct trains services London (about 2hrs30) from Rhyl station (7.5 miles) and from Abergele station there are connections to Manchester Airport, Holyhead and Chester.

## DIRECTIONS

The postcode for the property (LL22 9EB) takes you almost to the driveway that leads to the property. If you carry on a little further you will see the lane with a sign for Glanyrafon (on the left if facing downhill). Follow this lane, through the yard, across the aforementioned bridge and continue until you reach the property.

## AGENTS NOTE

The property was once granted planning permission for an extension to the main house, but the owners did not commence works. It is possible that the property could be extended, subject to the necessary planning permissions being granted once again.

## LOCAL AUTHORITIES AND UTILITIES CONWY

Council Tax Band E

Planning: Civic Offices, Abergele Road, Colwyn Bay LL29 8AR (Tel: 01492-575293)

Highways: The Heath, Penmaenmawr Road, Llanfairfechan, LL33 0PF (Tel: 01492-575416)

Electricity: Manweb Plc, Manweb House, Kingfield Court, Chester Business Park, Wrexham Road, Chester (Tel: 0845-2721212).

Water: Welsh Water, Allt y Ffynnon, Alltami, Mold, Flintshire (Tel: 01244-550015).

## MISREPRESENTATION 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.

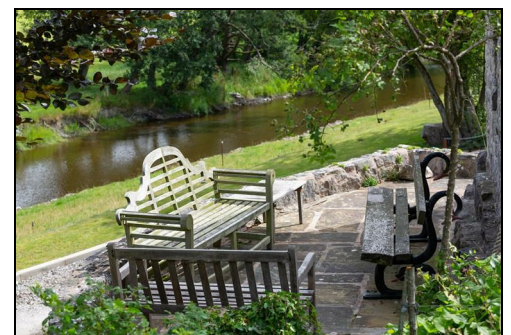
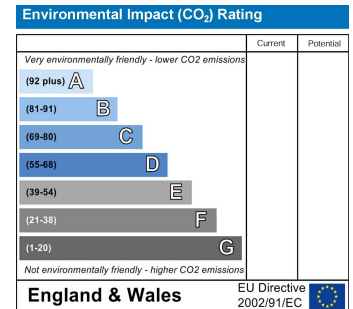
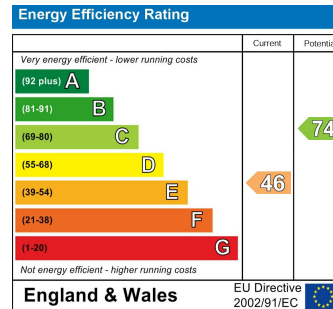
**MONEY LAUNDERING**

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/Photographic Driving Licence and a recent Utility Bill.

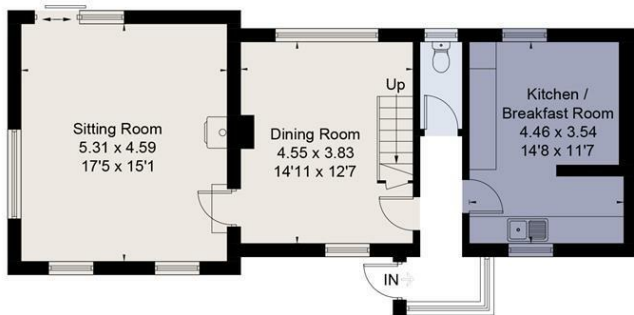
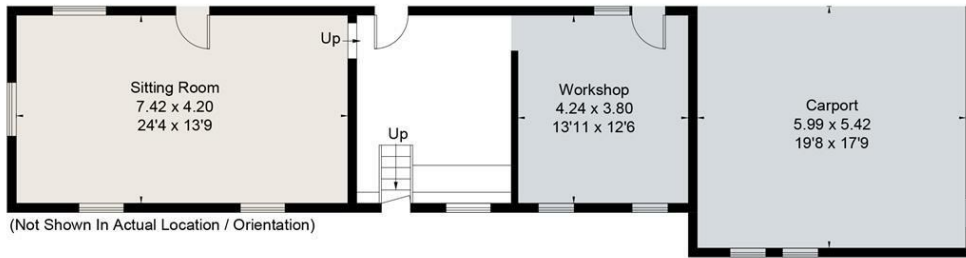
**SERVICES**

The property benefits from mains water and electricity, a sewage treatment plant has recently been installed at the property and has been registered with NRW and building control. Oil fired central heating. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been

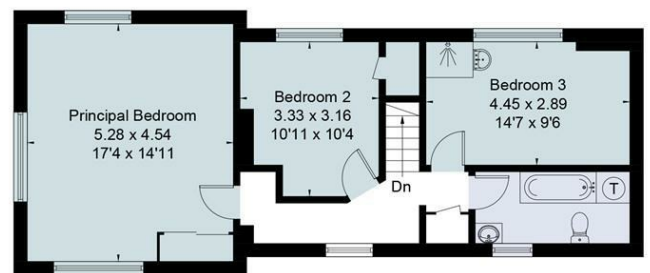
tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.



Approximate Area = 130.5 sq m / 1405 sq ft  
 Outbuilding = 63 sq m / 678 sq ft  
 Total = 193.5 sq m / 2083 sq ft (Excluding Carport)  
 For identification only. Not to scale.  
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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