



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

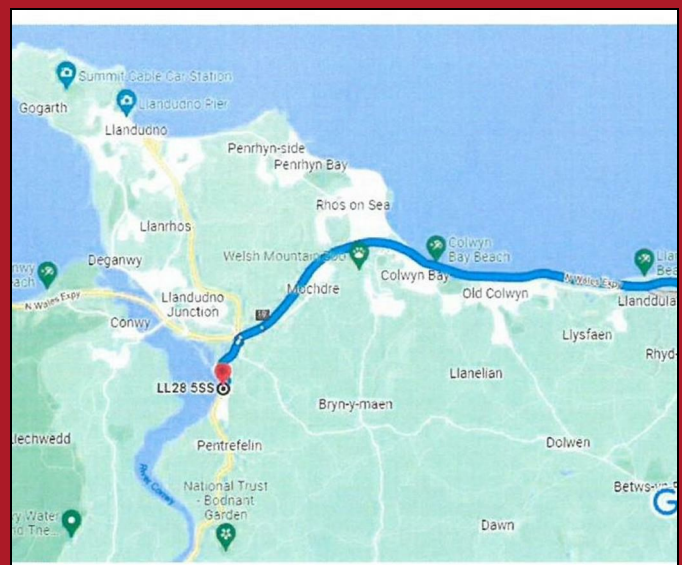
47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127

Gwylfa, Llanrwst Road, Glan Conwy, Colwyn Bay, LL28 5SS



- 3-Bedroom End-Terrace Cottage
- 2 Reception rooms
 - Utility
- Three-tiered Garden with Views over the Conwy Estuary
- Integral Garage
- Off-road parking for one vehicle
- Allocated parking for one vehicle
 - Viewing highly recommended
- Gas Central Heating
 - Double Glazed



Three-double bedroom, end-terraced, stone cottage with two reception rooms, utility, integral garage and with a three-tiered garden boasting stunning views over the Conwy Estuary. You could spend hours up on the third tier of the garden of a summers evening enjoying far views over the estuary and the mountain views, it is truly stunning.

The property benefits from a double-glazed entrance porch (larger than average), two reception rooms, a galley style kitchen with utility off and through to the integral garage. Upstairs you will find three double bedrooms, a walk through dressing room to one bedroom and a fully equipped bathroom with bath, shower over, sink and W.C.

Outside you will benefit from off-road parking for one vehicle and one allocated parking on road. To the rear, there is a small courtyard style area with access to the front of the property. Steps to the second and lastly the third tier where you will take in the breath taking views over the Conwy Estuary.

ENTRANCE PORCH

8'0" x 5'4" (2.46 x 1.63)

Half-height brick walls with Upvc double-glazed windows and door. Double glazed door is wider than average for wheelchair access. Radiator, lighting and power sockets provided. Apex tiled roof. Main door through to

DINING AREA

15'0" x 11'5" (4.58 x 3.49)

Open wooden staircase. Original feature fireplace, Upvc double-glazed window to front elevation, radiator, lighting and power distribution. Doors through to

LOUNGE

14'9" x 12'8" (4.52 x 3.87)

Upvc double glazed window to front elevation, feature fireplace with gas fire. Radiator, power sockets and lighting provided.

KITCHEN

11'4" x 8'1" (3.47 x 2.48)

A range of base and wall units, tiled floors, wood panelled ceiling. Built-in cooker, hob and extractor. Upvc double-glazed window to rear elevation. Lighting and power distribution throughout. Door off to

UTILITY / STORAGE

10'0" x 9'11" (3.07 x 3.04)

Currently used as Utility and storage but very versatile. Doors off to rear garden and integral garage. Upvc double-glazed door to rear garden areas. Lighting and power distribution throughout.

INTEGRAL GARAGE

Power and lighting provided. Up-and-over door to front parking area.

DRESSING AREA TO BEDROOM 1

6'4" x 8'11" (1.94 x 2.73)

Upvc double-glazed window to rear elevation, built-in wardrobes, radiator, power and lighting provided.

BEDROOM 1

15'3" x 7'7" (4.67 x 2.32)

Double-glazed window to front elevation, radiator, power and lighting provided.

BATHROOM

9'1" x 5'8" (2.78 x 1.73)

Comprising of white three-piece suite, multi-panelled walls, electric shower over bath and Upvc double-glazed window to rear elevation. Heated towel rail and lighting provided.

BEDROOM 2

8'6" x 11'8" (2.60 x 3.56)

Upvc double-glazed window to front elevation. Radiator, power and lighting.

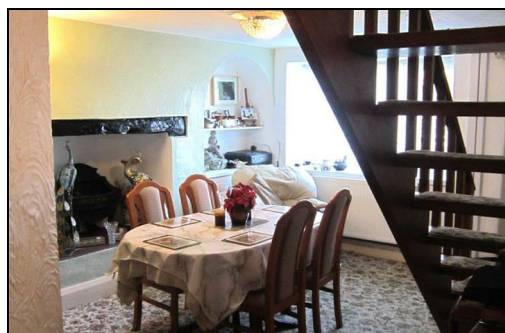
BEDROOM 3

8'1" x 12'6" (2.48 x 3.82)

Upvc double-glazed window to front elevation. Radiator, power and lighting.

REAR GARDEN

The rear garden is set out in three tiers. The third tier



is where you can enjoy the stunning views and enjoy an amazing sunrise and sunset and the summer house.

FRONT OF PROPERTY

To the of the property there is on-road parking for one vehicle and one off road parking bay in front of the garage area.

METRIFICATION

Please note that our room sizes are now quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct, but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Jones Peckover, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property, and these particulars do not constitute an offer or contract. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

EASEMENTS & RIGHTS OF WAY

The property is sold subject to all rights, including rights of way whether public or private, light support, drainage, water and all existing wayleaves for masts, pylons, stays, cables, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; whether referred to in these particulars or not. The property is conveyed subject to all matters revealed in the title accompanying the contracts of sale.

METHOD OF SALE

The land is to be offered for sale by Private Treaty.

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, Photo Driving Licence and a recent Utility Bill.

SERVICES

Mains electricity, gas, water and drainage are connected to the property. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

TENURE

Assumed Freehold - Confirmation should be sought from your Solicitors

VIEWING

By arrangement with the Agents:

Jones Peckover
61 Market Street
Abergele
Conwy
LL22 7AF

DIRECTIONS

From our office on Market Street, head East to the A55 North Wales Expressway.

At junction 19, take the A470 exit to Betws-y-Coed/Llandudno

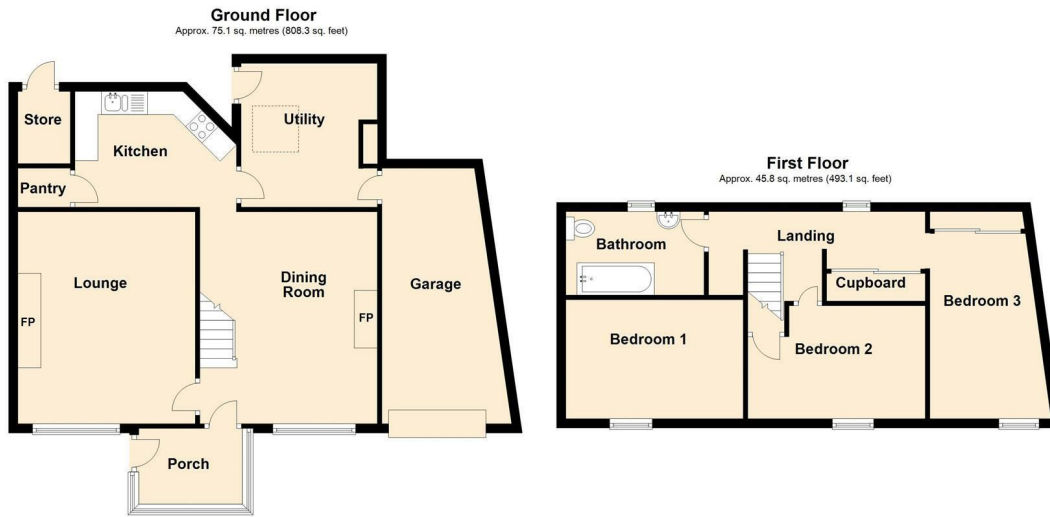
At Glan Conwy Interchange, take the 1st exit onto Conway Rd/A470

At the roundabout, take the 3rd exit and stay on Conway Rd/A470

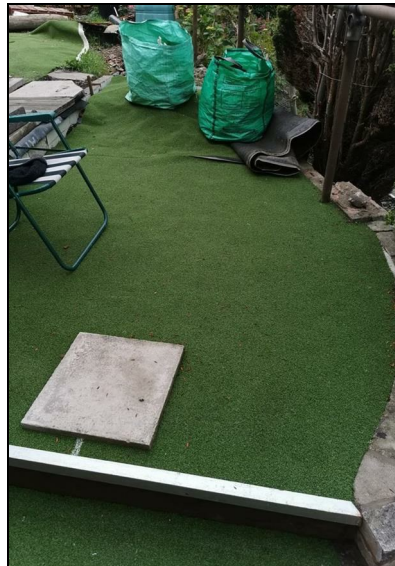
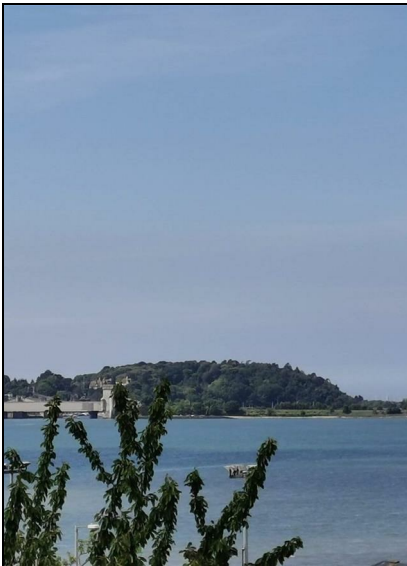
Continue straight to stay on Conway Rd/A470

Destination will be on the left opposite Glan Conwy Football Club.





Total area: approx. 120.9 sq. metres (1301.5 sq. feet)
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		47	73
England & Wales		EU Directive 2002/91/EC	

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

