



JONES PECKOVER

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Caer Ffynnon Ffordd Y Berth, Abergele, LL22 9AU



- *****NO ONGOING CHAIN*****
- Original 1930's With Modern Features
- Unique 4 Double Bedroomed Detached House
- Double Garage With Office, Large Workshop and Ornate Greenhouse
- Driveway for Multiple Vehicles
- Central Heating and uPVC Double Glazed Windows and Doors
- Council Tax Band F
- EPC rating E
- Viewing is Highly Recommended to Really Appreciate the Beauty of Caer Ffynnon

AGENTS REMARKS

Caer Ffynnon is a beautiful spacious family home, perfect for a large family who likes to entertain. The property retains lots of 1930s charm including a period front door and stunning stain glass windows. The accommodation has been cleverly extended to comprise an extremely impressive kitchen/diner, utility and boiler room. Viewing is highly recommended to truly appreciate everything that Caer Ffynnon has on offer.

RECEPTION HALL

Entrance is through the original 1930's retained door with stain glass window feature. Feature Oak staircase, spot lights, radiator, archway into inner hall with chandelier and solid Oak doors off to all rooms.

CLOAK ROOM

uPVC double glazed window to rear elevation, low level W.C and pedestal wash hand basin. Half tiled walls and radiator.

SNUG

uPVC double glazed bay window to front elevation with original stain glassed featured windows. uPVC double glazed window to side elevation. Open fire place with original surround and quarry tiled hearth. Radiator, pendant light fitting and power points.

LOUNGE

uPVC double glazed French doors and windows to three elevations. Pendant light fittings, log burner, two radiators and power points.

KITCHEN / DINER

uPVC double glazed windows to three elevations. Spot lights and pendant lights in ceiling, pelmet, under wall cabinet, and kickboard lighting. Porcelain floor tiles. A range of wall, base and larder units. Granite worktop with matching splashbacks and Belfast sink. Central island to match kitchen units and worktop. Integrated larder fridge and freezer, microwave, and dishwasher. AGA oven with tiled splashback and feature Oak beam over. Two radiators and power points.

UTILITY ROOM

uPVC half double glazed door to rear elevation and uPVC double glazed window to side elevation. A range of wall, base and drawer units. Granite worktop, Belfast sink, and integrated washing machine. Porcelain tiled flooring, spot lights, radiator and power points.

BOILER ROOM

uPVC double glazed window to rear elevation, Boiler and water tank all newly installed.

FIRST FLOOR LANDING

Solid Oak staircase, gallery styled landing with uPVC double glazed windows with stain glass feature to front, and side elevations. Chandelier light fitting. Built-in storage cupboard, radiator, power points and loft hatch.

BEDROOM 1

uPVC double glazed bay window with stain glass feature to front and small window to side elevation with . Radiator, fitted wardrobes, pendant light, and power points.

ENSUITE

Fully tiled wall and floors, low level W.C, floating vanity unit with inset wash hand basin. Large quadrant shower tray and glass enclosure with fitted mains powered shower. Luminated heated mirror, radiator and spot lights.

FAMILY BATHROOM

White 3 piece suite comprising 'P' shaped bath with shower over and glass shower screen. Concealed cistern low level W.C built into vanity unit with inset wash hand basin. Fully tiled walls and floors. uPVC double glazed window to side elevation. Luminated heated mirror. Spot lights, shaver socket, extractor fan and radiator.

BEDROOM 2

uPVC double glazed window to side elevation, built-in wardrobes, pendant light, radiator and power points.

ENSUITE

uPVC double glazed window to side elevation. Fully tiled walls and floors. Vanity unit with inset white wash hand basin, low level W.C, large shower tray with glass shower screen. Radiator and spot lights.

BEDROOM 3

uPVC double glazed window to side elevation, fitted wardrobes, radiator, power points and pendant light.

BEDROOM 4

uPVC double glazed window to side elevation, radiator, power points and pendant light.

OUTSIDE

The driveway is accessed via double white braced wooden



field gates, the drive is covered with light grey chippings and offers off road parking for an abundance of vehicles. A large double garage with an office and toilet situated in the rear and with an electric roller shutter door. A further outbuilding (workshop) with an electric roller shutter door. Ornate greenhouse. All outbuildings are fully supplied with electricity. The back garden area offers a walled terrace leading out from the lounge French doors. The rest of the garden area is laid to lawn and the boundary is lined with mature hedging.

METHOD OF SALE

The property is to be offered for sale by Private Treaty

MISREPRESENTATION ACT

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 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.

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

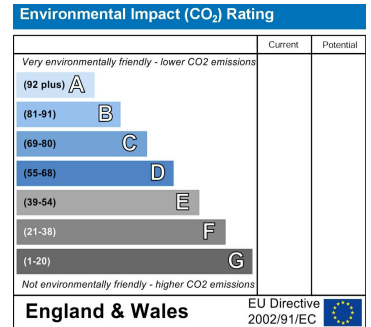
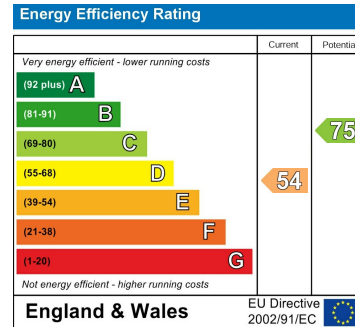
to the property. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

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. Email: Abergele@jonespeckover.com. Tel 01745 832240



GROUND FLOOR



1ST FLOOR

