



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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Sibrwd Yr Afon , Llangernyw, Abergele LL22 8TY



- ****NO ONGOING CHAIN****
- Beautiful tranquil location
- Recently renovated 2 bedroomed property
 - Underfloor heating
 - Open plan living
- Double glazing throughout
 - EPC C
- ****Highly recommend viewing to truly appreciate the setting and workmanship****

We welcome to the market "Whisper Of The River" a quaint and charming secluded home nestled in the woodland on an elevated position, with a riverside setting situated on the outskirts of Llangernyw village, just a short distance from the historic Hafodunos Hall. Llangernyw is a rural village. It is conveniently situated within approximately 20 minutes drive from both the North Wales Coast and Snowdonia National Park. The village offers a shop, a post office and the award-winning pub. Other facilities include primary school, church and a village hall.

The property has been fully restored and renovated to a very high standard which complies with all current building regulations. The property has been thoughtfully restored and benefits from open plan living which is bathed in light from large double glazed aluminium windows and doors and also beautiful hand made double glazed arched sash windows. There is also extensive insulation, and underfloor heating fitted in the property which has an EPC rating of a 'C'. The property is nestled into a woodland and enjoys the calming sound of the stream which runs along side the property. Viewing is highly recommended to truly see the beauty of the property and its surroundings.

OPEN PLAN LOUNGE/KITCHEN AND DINING AREA

18'10" x 24'8" (5.75m x 7.52m)

Entrance is through a bespoke oak front door. The whole area is fitted with flagstones and enjoys underfloor heating. The kitchen / dining area is fitted with aluminium double glazed door to the rear elevation overlooking the stream. Double glazed arched sash window to the front elevation and two further aluminium double glazed windows to the side elevation. The kitchen area is fitted with base units and worktop over. Stainless steel round sink, integrated oven and ceramic hob with extractor hood over. Space for washing machine, dishwasher and fridge/freezer, wall mounted pendant lights and power points.

Living space, Large aluminium double glazed window overlooking the stream. Stairs to the first floor with the large electric boiler and water tank fitted underneath. Further sash windows leading up the staircase. Inset spot lights and power points.

BEDROOM 2

13'9" x 9'8" (4.2m x 2.95m)

Double bedroom with large aluminium double glazed window to rear elevation overlooking the stream, flagstone flooring with underfloor heating. Vaulted ceiling with pendant light and power points.

SHOWER ROOM

Comprising of a white three piece suite. Low level W.C, pedestal wash hand basin and large walk-in shower with glass shower screen and mains powered rainfall shower head and double glazed oak arched sash window to front elevation.

STAIRS TO FIRST FLOOR

MAIN BEDROOM

14'1" x 12'8" (4.31m x 3.88m)

2 x Porthole aluminium windows and a large picture window to rear elevation. Vaulted ceiling, pendant lights and power points.

ENSUITE

Porthole aluminium window to front elevation. Tiled walls and flagstone flooring. White three piece suite comprising of, low level W.C, wall mounted wash hand basin and bath with shower over.

OUTSIDE

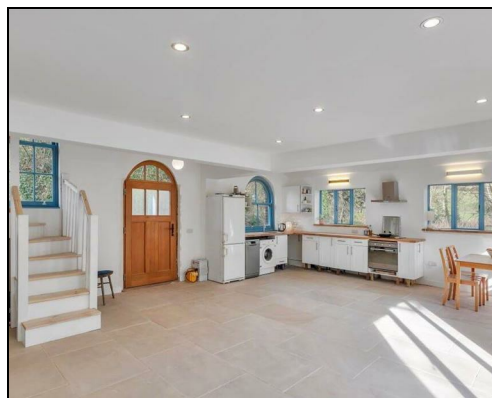
Upon entrance off the country lane, the property is set back. In front of the property is a gated entrance, which is the boundary of the property. The grounds are tree lined. There is ample parking for off road parking. To the left side of the property is a stream which runs downhill. The property also benefits from open countryside views.

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 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.

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.

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.

SERVICES

Mains electricity, water 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

