



JONES PECKOVER

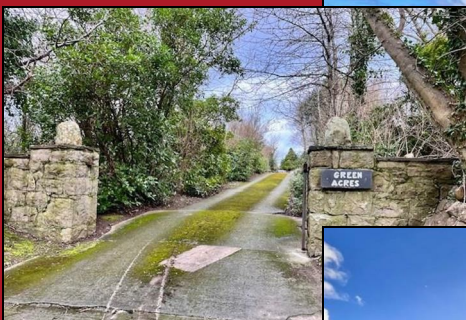
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Green Acres, Old Highway, Colwyn Bay, LL28 5UY



- ****Spectacular panoramic views****
 - NO ONGOING CHAIN
- Easy Access to the A55 North Wales Expressway
 - Grounds measuring 3.09 acres
 - Excellent School catchment area
- Four Bedrooms and Four Reception Rooms
- Outbuildings and unlimited off road parking
 - uPVC double glazed windows
 - Council Tax Band 'H'
 - EPC Rating 'E'

Truly spectacular and captivating panoramic views over Colwyn Bay. The property sits in its grandeur on an elevated position with far reaching views over Colwyn Bay, Penrhyn Bay, Little Orme, Conwy and the Castle. The property sits on a 3 acre plot offering two outbuildings, garage and a huge workshop and driveway for unlimited parking. At the front of the property the acreage is laid to lawn. The property itself would benefit from a scheme of renovation but nevertheless offers a beautifully large family living space and each room captures the spectacular views to be enjoyed. Viewing is highly recommended to truly see what this property and location offers. Easy road links to the A55 North Wales Expressway and a short distance from the Rydal Penrhos School.

PORCH & ENTRANCE HALL

5'9" x 41'10" (1.77m x 12.76m)

Storm porch, double doors into inner porch with glazed double doors and lantern light fitting, into the entrance hall. Double glazed arched windows, laminate flooring, 2 x radiators, pendant and wall lights, fire alarm and smoke detector. Wall mounted house alarm panel. Decorative coving and ceiling rose.

CLOAKROOM

9'2" x 6'4" (2.80m x 1.94m)

2 x uPVC double glazed window, toilet, half height tiled walls with border, radiator and wall lights. Tiled flooring, vanity unit with inset sink and mixer tap and mirror over.

PIANO ROOM

21'4" x 22'9" (6.52m x 6.94m)

Laminate flooring, 4 x uPVC windows to 3 elevations. Chandelier and wall lights. vaulted ceiling, 3 x radiators. Stone fireplace and hearth with open fire.

SITTING ROOM

12'1" x 10'0" (3.69m x 3.05m)

Upvc double glazed window to front elevation, laminate flooring, radiator, pendant and wall lights and built in alcove cupboards.

LOUNGE

12'1" x 18'0" (3.69m x 5.51m)

2 x uPVC double glazed picture windows, aluminium sliding doors. Vertical radiator, 1 x small radiator, coving and ceiling roses. Pendant lighting and decorative door architraves.

DINING ROOM

12'1" x 11'3" (3.69m x 3.44m)

Upvc double glazed window to front elevation. electric wall heater, pendant light and polystyrene ceiling tiles.

KITCHEN

15'3" x 8'7" (4.65m x 2.62m)

Upvc double glazed window to front elevation. A range of wall and base units, 2½-bowl sink with mixer tap over. Tiled splashbacks, tiled recess to fit cooker with electric point and also gas supply for cooker. Tiled flooring.

INNER HALLWAY

5'9" x 5'3" (1.77m x 1.61m)

Tiled flooring and pendant light.

LAUNDRY ROOM

8'3" x 8'8" (2.53m x 2.65m)

A range a wall and base units, plumbing for washing machine/dishwasher, Belfast sink, Upvc double glazed window to front elevation. Tiled flooring, radiator, gas meter and electric fuse board.

PANTRY

9'6" x 8'10" (2.92m x 2.71m)

Inset spotlights, radiator, a range of wall and base units. Loft hatch, to loft storage room.

GARDEN ROOM

15'0" x 12'4" (4.59m x 3.77)

Curved wall, arched wooden door to rear elevation. Spotlights, Upvc double glazed windows x 3.

LANDING

5'9" x 17'7" (1.77m x 5.38m)

Iron balustrade with wooden banister. Laminate flooring, chandelier and wall lighting. decorative coving, Upvc double glazed window to side elevation and electric wall heater. House alarm panel.

BEDROOM ONE

18'2" x 11'5" (5.56m x 3.50m)

Double aspect Upvc double glazed windows, pendant and wall lights. 2 x radiators.

BEDROOM THREE

11'11" x 9'10" (3.65m x 3.00m)

Upvc double glazed window to front elevation, radiator, built-in wardrobes, vanity area and drawers, wall and pendant lighting.

BEDROOM FOUR

12'1" x 7'7" (3.69m x 2.33m)

Upvc double glazed window to front elevation, pendant light and radiator.



BEDROOM TWO

18'3" x 10'11" (5.58m x 3.33m)

Upvc double glazed window to front and rear, built-in mirrored wardrobes, fireplace. Vanity unit with inset sink with hot and cold taps and mirror over. Pendant and wall lights and 2 x radiators.

BATHROOM

9'2" x 11'1" (2.81m x 3.38m)

Inset spotlights, Upvc double glazed windows to rear and side elevations. Radiator, corner bath, W.C. Vanity unit with inset sink and tiled floors. Shower cubicle with rise and fall shower.

OUTSIDE

The property sits on a plot extending to just over 3 acres which are separated into different areas. The long concrete driveway to the property is tree lined with various shrubs. The property benefits from extensive parking and where you will find a double garage and further parking behind the wall. To the left of the garage is an extensive workshop separated into two rooms. The majority of the garden area is laid to lawn.

The property sits on an elevated position to truly take in the breath taking views from every room inside the property. The patio balcony in front of the house is stone paved and covers the whole of the front of the property perfect to dine alfresco and be mesmerised by the stunning views.

WORKSHOP

34'10" x 19'7" & 34'10" x 15'1" (10.62m x 5.97m & 10.62 x 4.62m)

Full electrics.

GARAGE

21'11" x 13'0" (6.69m x 3.97m)

Full electrics.

COUNCIL TAX BANDING

The property is situated in the County of Conwy Council Tax Band H (information obtained from the Valuation Office Website)

ENERGY PERFORMANCE CERTIFICATE

The certificate shows the energy rating of the building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. Full EPC Certificate available for inspection. EPC rating 'E'.

METHOD OF SALE

The land 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, gas & water are connected to the property. Septic tank located in the rear garden towards the right side of the boundary. 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.

