



JONES PECKOVER

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Gwreiddyn Moelfre, Abergele, LL22 9RE

- *NO ONWARD CHAIN*
- Self Contained Annex
- Tranquil Setting
- Substantial Gardens
- 2/3 Double Bedrooms
- Substantial Outbuildings
- Full of Charm & Character
- Viewing Highly Recommended

We are delighted to welcome to the market this charming detached house located in the picturesque village of Moelfre, Abergele. This property offers a perfect blend of tranquillity and convenience, making it an ideal place to call home. The property has recently been fully re-wired throughout. The property also offers a 2 bedroomed self-contained annex along with two stone built outbuildings.

Situated in a sought-after area, this detached house boasts a traditional charm with a modern twist. The property's architecture is a true reflection of elegance, offering a warm and inviting atmosphere from the moment you step inside. The house features spacious rooms filled with character and charm.

Located in Moelfre, Abergele, this property offers easy access to local amenities, schools, and transport links, making it a convenient choice for families and professionals alike. With its peaceful surroundings and close proximity to everything you need, this house truly offers the best of both worlds.

Don't miss out on the opportunity to make this delightful detached house your new home. Contact us today to arrange a viewing and experience the beauty and charm of this property for yourself. Viewing is highly recommended to fully appreciate the property.

MAIN HOUSE

PORCH

The main entrance to the property is via a hardwood panelled door leading into a brick porchway with slate flooring. Outside lantern style light overhangs the front door.

BOOT ROOM

8'3" x 8'1" (2.52 x 2.48)

Large sized boot room with high ceiling and exposed beams. Ample space for storage. High quality polyvinyl flooring. Double glazed window overlooking the back garden area which allows plenty of light into the room. Stairs up to the first floor.

UTILITY ROOM

10'1" x 8'1" (3.08 x 2.48)

Extremely large utility room fitted with a range of base and wall fitted cupboards. Belfast sink. Double glazed window. LED strip lighting. Ample space for fridge/freezer, washing machine and tumble dryer.

HALLWAY

24'0" x 8'9" at the longest point (7.316 x 2.683 at the longest point)

Good sized hallway with beautiful feature wrought Iron spiral staircase to upstairs. Double glazed window, radiator and pendant lighting. At the top of the staircase is a good sized landing with electrical sockets, and pendant lighting with a double glazed window offering truly spectacular views over the country and as far as Snowdonia.

CLOAKROOM

5'10" x 4'2" (1.788 x 1.273)

Good sized room with WC and sink with tiled splashback. Modular carpet tiled flooring.

KITCHEN/SITTING ROOM

13'8" x 14'1"/13'8" x 14'1" (4.18 x 4.30/4.18 x 4.30)

Good sized open plan kitchen/sitting room. Kitchen has a range of dark wood base and wall cupboards and double glazed windows. Integrated electric double oven and hob with extractor fan over. Stainless steel sink. Part slate tiled floor on which stands a Worcester Oil Fuelled Boiler. Double glazed window overlooking the garden. Wooden effect polyvinyl flooring and beam mounted spot lighting with step down to the sitting room with space for a casual dining table. This room features a beautiful brick fire place housing an open fire with a brass canopy and exposed wooden beams in the high ceiling and a double glazed window overlooking the garden to the side of the property together with radiator and electrical sockets.

DINING ROOM

15'4" x 14'3" (4.68 x 4.35)

A magnificent room full of character and charm. High ceiling with exposed beams. Beautiful large ornamental fireplace with slate surround. Double glazed doors into second porch area which is double glazed and leads to the road side of the property. Pendant style lighting, wall lights, radiator and electrical sockets.

LIVING ROOM

15'5" x 15'9" (4.7 x 4.81)

A lovely light and bright large living room with high ceiling and exposed wooden beams, radiators and electrical sockets. Pendant lighting, double glazed windows and double glazed French doors to the back garden area which allows the natural light to flood into the room. This room features a beautiful feature brick fireplace with log burner.

STUDY

10'11" x 14'3" (3.34 x 4.35)

The study can be accessed directly from the stairs off the boot room which are fully carpeted. The study area is a good sized open area with an apex roof with exposed beams and electric storage heater. A perfect space for a home office. The study has a step down into the dressing room.

DRESSING ROOM

14'6" x 10'3" (4.43 x 3.13)

An extremely useful area with fitted wardrobes. Plenty of character and cottage type charm with high ceilings, pendant lighting and exposed beams. Double glazed window with stunning views overlooking the rolling countryside.

BEDROOM I

15'5" x 15'2" (4.71 x 4.63)

Lovely light and bright room with high ceiling, exposed beams and original



ornate fireplace. Double glazed window over looking the rolling countryside. Partitioned off shower cubicle, small sink and radiator which is separated from the main bedroom by a curtain.

BEDROOM 2

12'0" x 7'9" (3.68 x 2.38)

A nice and bright bedroom with a double glazed window with views to the garden area and extending over the countryside. High ceiling with exposed beams, electric storage heater and electric socket.

BEDROOM 3

15'5" x 7'7" (4.71 x 2.33)

Double bedroom with high ceilings, exposed beams, ornate fire place, electric storage heater, electric sockets and double glazed window with beautiful views.

BATHROOM

9'6" x 6'9" (2.903 x 2.067)

A bright modern bathroom with half tiled walls and fully tiled floor. Whilst modern, there are still hints of cottage style charm. A white 3 piece suite comprising large bath tub, sink with vanity unit and W.C. and cupboard containing hot water boiler. Bath tub sits next to a double glazed window with deep window sill and the most beautiful views of the country. A perfect space to relax and unwind.

ANNEX

The annex has recently been renovated to a high standard throughout and provides an independent living space if required. The annex is entered via a double glazed door into a small hallway with high quality wooden effect laminate flooring and coat hooks and consists of a lounge/dining room with double glazed patio doors which lead into the back garden of the main house, and small double glazed windows overlooking the main road, high ceiling with exposed beams, radiators and electrical sockets with pendant lighting 4.71m x 5.30m, modern fitted country style kitchen with a range of base and wall cupboards, integrated microwave, electric oven and hob with extractor over, sink with mixer tap and, double glazed window, wine rack, void for fridge freezer and high quality wooden effect laminate flooring 1.86m x 3.97m. There are two double bedrooms measuring 2.60m x 3.60m and 4.71m x 4.71m, both with double glazed windows, high ceilings and exposed beams. The family bathroom is light and modern with a high ceiling and exposed beams and consists of a fully tiled corner shower cubicle, bath, WC and sink with vanity and double glazed window 3.31m x 2.354m. The property is heated by a high efficiency electric storage boiler. Attached to the annex is a 3 car garage measuring 4.71m x 7.34m

OUTSIDE

The property is entered by a sweeping driveway surrounded by landscaped garden. The garden is secluded and there are a number of beautiful trees. The property also benefits from an orchard with a variety of fruit bearing trees and extremely large paddock garden. The property is a real haven for keen gardeners with great spaces for outside entertaining. There is ample off road parking at the property for 6+ vehicles.

OUTBUILDINGS

This is an voluminous stone built outbuilding which could be open to conversion, subject to planning permission, and measures 6.11m x 9.19m
The tool store measures 5.31m x 8.41m and the garden store measures 4.35m x 5.05m and are of stone construction.

COUNCIL TAX BANDING

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

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.

SERVICES

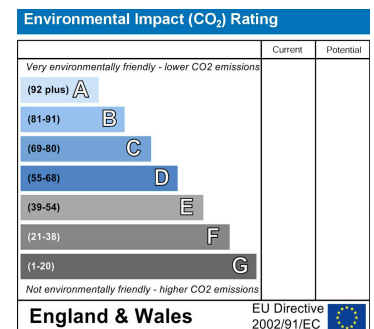
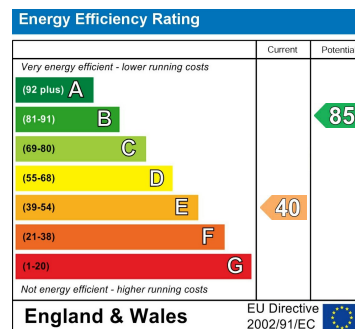
Mains electricity, water and drainage are connected to the property. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

VIEWING

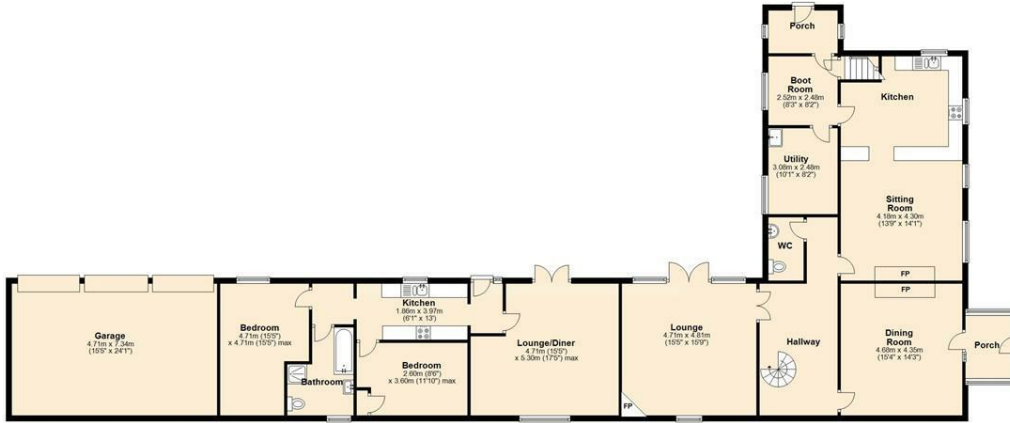
By arrangement with the Agents, Jones Peckover, 61 Market Street, Abergele, Conwy LL22 7AF.

DIRECTIONS

From the Abergele Office, proceed along Market Street and turn right past the lights onto chapel Street. Proceed past Abergele hospital until you reach Penrefail Crossroads. Turn left at the crossroads and proceed past the garage on the right and past Sirior Bach Holiday Park on the left. Proceed until you see some houses on the right hand side of the road and take the next left. Follow the lane for approximately 700 yards and the property can be seen on the right hand side of the road with the entrance driveway just before the property.



Ground Floor
Approx. 229.5 sq. metres (2470.0 sq. feet)



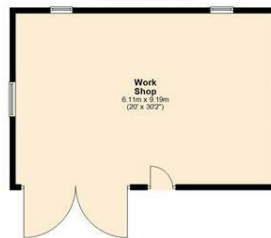
First Floor
Approx. 54.4 sq. metres (585.0 sq. feet)



Outbuilding
Approx. 17.2 sq. metres (184.0 sq. feet)

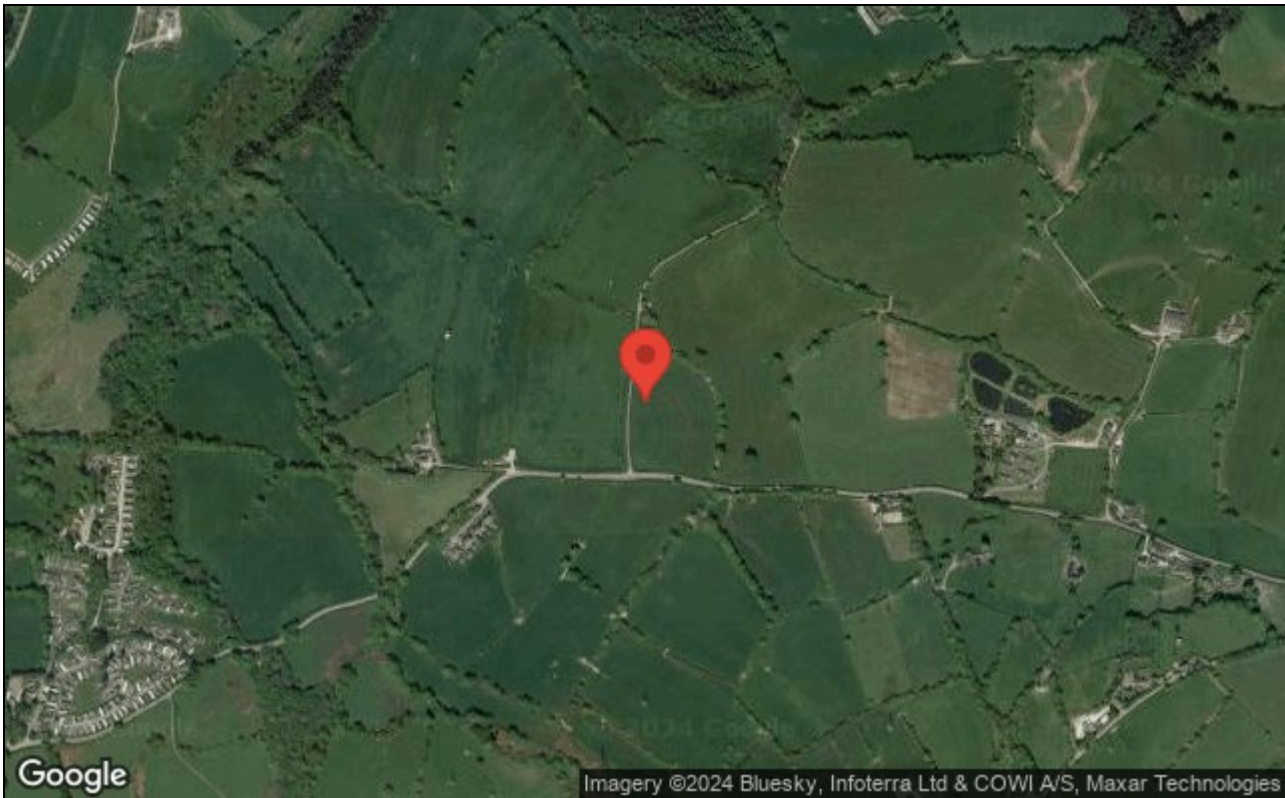


Outbuilding
Approx. 56.1 sq. metres (602.5 sq. feet)



Total area: approx. 447.0 sq. metres (4811.8 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. Plans produced using Blueprints.



Google

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