



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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## Cadwgan Eglwysbach, Colwyn Bay, Conwy LL28 5SB

- 3 Bedroom detached former farmstead
- Scope for Modernisation/Enhancement
- Off Road Parking
- Rural Location
- Well Proportioned Grounds
- Gardens



Cadwgan is situated in a very pleasant rural area above Bodnant Gardens on the east side of the Conwy Valley. It is nestled between a rolling landscape with a small number of farms and smallholdings nearby and with access to the nearby settlements of Eglwysbach, Glan Conwy and Tyn y Groes. Llandudno and Colwyn Bay are also easily accessible providing more comprehensive facilities.

The property comprises a three-bedroomed former farmstead occupying a good roadside position and set within well-proportioned grounds with a private access and gardens to the front. The property offers huge potential for modernisation and enlargement, subject to the relevant consents being obtained, and is worthy of early inspection to appreciate its full potential.

#### ENTRANCE PORCH

7'6" x 4'7" (2.31 x 1.40)

Internal door leading through to

#### LOUNGE

14'6" x 13'10" (4.44 x 4.22)

Exposed beamed ceiling, storage heater, central fireplace with slate hearth and stone surround fitted with wood-burning stove. Further recessed window area measuring 2.75m x 1.69m with open views to the front over garden areas. Open-tread staircase to first floor and wall-mounted storage heater.

#### KITCHEN

17'1" x 5'8" (5.22 x 1.74)

Modern styled kitchen with a range of base and wall storage units, built-in fittings, double sink unit and featuring quarry-tiled floors. Rear access door.

#### SITTING ROOM

13'4" x 8'5" (4.07 x 2.57)

Twin aspect windows, laminated flooring and timber surfaces to front and rear windowsills. Wall-mounted storage heater.

#### UTILITY ROOM

7'4" x 7'5" (2.25m x 2.27)

Side aspect window, quarry-tiled flooring and plumbing for washing machine.

#### BEDROOM 1

11'3" (max) x 9'11" (3.43m (max) x 3.03m )

Double bedroom with rear aspect window and built-in storage cupboards.

#### BEDROOM 2

10'7" x 9'0" (3.25m x 2.75m)

Side aspect window, built-in airing cupboard with hot water cylinder.

#### BEDROOM 3

10'10" x 9'10" (3.31m x 3.00m)

Single bedroom with front aspect window.

#### BATHROOM

5'8" x 5'8" (1.75m x 1.74m)

Fitted with bath and shower over, pedestal wash hand basin with tiled walls and floors.

#### SEPARATE WC

3'11" x 2'11" (1.20m x 0.91)

W.C.

#### OUTSIDE

Situated to the sides of the property are three individual store buildings including a WC (2.35m x 0.94m), coal shed (1.77m x 1.29m) and store shed (2.66m x 2.04m).

#### METHOD OF SALE

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

#### MISREPRESENTATION ACT

Messrs Jones Peckover for themselves and for the vendors or lessors of the property whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this 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**

We understand that the property is connected to a mains electricity and water supply, together with a septic tank drainage system. Heating is by means of a wood-burning stove supplemented by wall-mounted storage heaters.

**TENURE**

The property is Freehold and will be offered with Vacant Possession on completion.

**OUTGOINGS**

Enquiries with the Local Rating Authority website indicate that the property has the following assessment:

Council Tax – Band F

**VIEWING**

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





