



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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I Cae Capel, Ffordd Y Mynydd, Betws Yn Rhos, LL22 8AH

- No Forward Chain
- UPVC Double Glazing
- Tenure - Freehold
- EPC Rating - E
- 3/4 Bedrooms
- Oil Fired Central Heating
- Village Location
- Viewing Highly Recommended

The property occupies an enviable location on the edge of the settlement area of Betws yn Rhos and commands spectacular views over rooftops towards Rhyd y Foel and Liverpool Bay. The property is understood to have been constructed in the late 1990's and now offers three/four bedroomed accommodation that is suitable for further adaptation if required.

Village amenities include primary school, shop and petrol filling station together with Church, public house and golf course. The larger towns of Abergele and Colwyn bay are easily accessible as is the open countryside that surrounds the village.

With its generous living space, charming design, and serene surroundings, this bungalow is sure to capture your heart. Book a viewing today and envision the endless possibilities that this property has to offer.

ENTRANCE HALL

6'4" x 6'2" (1.95 x 1.90)
with cloakroom and easy-tread staircase to the first floor.

LOUNGE

16'5" x 14'7" (5.02 x 4.47)
Central fireplace with living flame gas fire, patio doors to external seating area, wall lights. coved and artexed ceilings. Arch through to

DINING ROOM

15'3" x 12'7" (4.66 x 3.85)
with separate glazed doors to reception hall, sliding full-height patio doors to external patio, wall lights, coved and artexed ceiling

KITCHEN

14'7" x 14'5" (4.46 x 4.41)
Large open-plan kitchen with medium toned fitting storage cupboards with preparation surfaces above and fitted with sink, dishwasher and fridge. Separate oil fired Stanley cooker which also works the central heating and the hot water.

UTILITY ROOM

14'0" x 8'1" (4.29 x 2.47)
Fitted with sink unit with storage cupboards below, further preparation surfaces and plumbing for washing machine, tumble dryer and storage units. Internal access to garage/workshop.

DAY ROOM/STUDY/BEDROOM 4

13'10" x 11'1" (4.23 x 3.40)
Further glazed conservatory measuring 2.46x2.77

BEDROOM 1

15'3" x 14'5" (4.66 x 4.40)
with access to external patio and incorporating ensuite shower room measuring 3.04m x 1.65m with shower, WC and wash hand basin.

FIRST FLOOR

LANDING

giving access to large built-in airing cupboard with shelving and further access to

BEDROOM 2

14'9" x 13'3" (4.50 x 4.04)
with dormer protrusion offering views to the front

BEDROOM 3

14'9" x 13'5" (4.52 x 4.09)
Large double bedroom with built-in furniture

DRESSING ROOM

8'7" x 6'2" (2.62 x 1.90)
situated off the landing and providing hanging rails and storage

BATHROOM

10'0" x 10'0" (3.06 x 3.05)
Fitting with a corner air-bath, WC, bidet and wash hand basin. Half tiled walls.

STORAGE CUPBOARD

12'9" x 10'2" (maximum) (3.89 x 3.11 (maximum))
Attic-style storage cupboards situated off the landing



GARAGE

19'10" x 14'11" (6.05 x 4.55)

with further recess measuring 2.41m x 1.10m. Large garage-style workshop area with up and over electric door onto tarmacadam drive.

OUTSIDE

Tarmacadam parking areas are provided to the front of the property with lawned gardens to front and side provided with garden shed and greenhouse, together with access to under-patio storage measuring 10.35m x 4.05m

SERVICES

Mains electricity, gas, water and drainage are connected to the property with oil fired central heating and hot water. 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

COUNCIL TAX BANDING

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

ENERGY PERFORMANCE CERTIFICATE

The certificate shows the energy rating of the building and its energy efficiency. The current rating is 'F'. The Certificate expires on the 19th January 2025. The EPC Certificate is available on request.

VIEWING

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

Tel: 01745 832240

Email: abergele@jonespeckover.com

IMPORTANT NOTICE

None of the services, fittings or appliances (if any) heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to

the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

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.

EASEMENTS & RIGHTS OF WAY

The property is sold subject to all rights, including rights of way whether public or private, light support, drainage, water and all existing wayleaves for masts, pylons, stays, cables, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants whether referred to in these particulars or not. The property is conveyed subject to all matters revealed in the title accompanying the contracts of sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



