



JONES PECKOVER

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Chartered Surveyors • Auctioneers • Land & Estate Agents

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Ty Canol, Bryn Pydew Road, Bryn Pydew, Llandudno, LL31 9JZ

- Substantial Detached Semi Rural Property
- Outdoor Covered Swimming Pool
- In Need of Updating
- Sweeping Driveway, Ample Parking
- For Sale By Formal Tender
- 3 Bed House, 2 Bed Annex & 3 Bed Chalet
- Large Grounds Amounting to 1.10 Acres
- Rural and Coastal Views
- No Forward Chain
- Viewing Recommended

Approached via a private sweeping circular driveway, this substantial detached property sits within 1.10 acres of gardens and offers spacious and extremely versatile accommodation with 3 bedrooms, attached 2 bedroom annex and detached 2/3 bedroom chalet. The property occupies a rural yet convenient position within the hamlet of Bryn Pydew with woodland and coastal views yet within easy access of the A55 Expressway and the whole of the North Wales Coastline.

The main residence in brief comprises of Sunroom, Lounge opening to the Dining Room, Kitchen, Utility Room, Shower Room, 3 Bedrooms and Bathroom. The self-contained Annex provides Lounge, Kitchen, 2 Bedrooms and Shower Room whilst the detached Chalet comprises of Living Room, Kitchen/Diner, 2/3 Bedrooms and 2 Bathrooms.

The grounds amount to approximately 1.1 acres and comprise of lawned gardens with mature trees and shrubs and garden pond, a circular driveway gives access to the double garage and provides ample ancillary parking. The property also benefits from a covered swimming pool with sliding shutters together with a useful stone outbuilding.

The property is offered for sale by Formal Tender - Closing date 1st November 2024.

THE MAIN RESIDENCE - FIRST FLOOR

SUNROOM

25'7" x 6'1" (7.81 x 1.86)

HALLWAY

LOUNGE

20'2" x 13'6" (6.17 x 4.14)

DINING ROOM

12'1" x 10'0" (3.69 x 3.06)

KITCHEN

17'0" x 9'6" (5.20 x 2.90)

BEDROOM 2

11'11" x 8'9" (3.64 x 2.69)

UTILITY ROOM

SHOWER ROOM

MAIN RESIDENCE - GROUND FLOOR

MASTER BEDROOM

17'1" x 16'3" (5.23 x 4.96)

BEDROOM 3

13'4" x 11'4" (4.08 x 3.46)

BATHROOM

CELLAR STORAGE

12'8" x 10'6" (3.88 x 3.22)

ANNEX ACCOMMODATION

ANNEX LOUNGE

15'9" x 12'9" (4.81 x 3.91)

ANNEX KITCHEN

ANNEX BEDROOM I

12'0" x 8'0" (3.68 x 2.45)

ANNEX EN SUITE SHOWER ROOM

ANNEX BEDROOM 2/DRESSING ROOM

CHALET ACCOMMODATION

CHALET LOUNGE

18'7" x 12'0" (5.67 x 3.67)

CHALET KITCHEN/BREAKFAST TOOM

17'3" x 12'0" (5.27 x 3.67)

CHALET DINING ROOM/BEDROOM 3

7'10" x 6'6" (2.39 x 2)

CHALET BEDROOM I

13'10" x 10'8" (4.22 x 3.27)

CHALET EN SUITE BATHROOM



CHALET BEDROOM 2

17'7" x 9'8" (5.37 x 2.97)

CHALET BATHROOM

GARDENS

DOUBLE GARAGE, SWIMMING POOL & OUTBUILDINGS

SERVICES

Mains Water and Electricity, Oil Fired Central Heating, Private Drainage

METHOD OF SALE

The property is being offered for sale by Formal Tender. All tenders to be submitted on the official forms and to be in the possession of Messrs Jones Peckover, 47 Vale Street, Denbigh, by no later than 12pm (noon) on Friday 1st November 2024 and be clearly marked Ty Canol, Bryn Pydew, LL31 9JZ. It should be noted that the vendors are not bound to accept the highest or indeed any tender. Any person who has submitted an offer will be notified of the outcome of the sale within 10 days of the tender date.

IMPORTANCE NOTICE (D)

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 (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this 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, nor 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 or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

MONEY LAUNDERING (D)

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/Photographic Driving Licence and a recent Utility Bill.



