



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Cadwgan Eglwysbach, Colwyn Bay, Conwy LL28 5SB

- 3 Bedroom House in approx. 0.25 acres
- Peaceful rural Location with beautiful views
- Additional land available
- In need of updating
- Ample scope for extension
- No forward chain

Occupying a stunning rural location above Bodnant Gardens on the east side of the Conwy Valley, this 3 bedroom property offers a unique opportunity for those seeking a rural retreat. Standing in large gardens of approximately quarter of an acre, there is the added option to acquire additional land of up to 2 acres if required.

The property is in need of updating and provides a blank canvas for potential buyers to create an impressive rural property. Currently providing two reception rooms and 3 bedrooms, the property offers ample scope to extend subject to the necessary permissions.

This property is perfect for those who appreciate the beauty of nature and the charm of rural life, with stunning views from all principal rooms, while still being within reach of local amenities.

Offered for sale with no forward chain - viewing highly recommended.

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 fitments, 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).

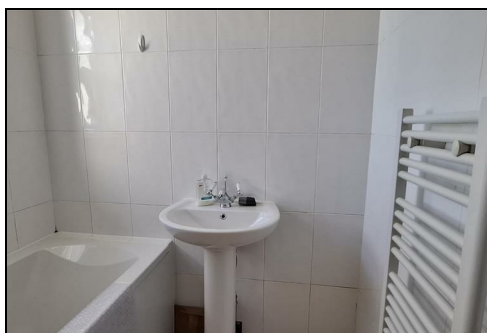
METHOD OF SALE

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.

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:

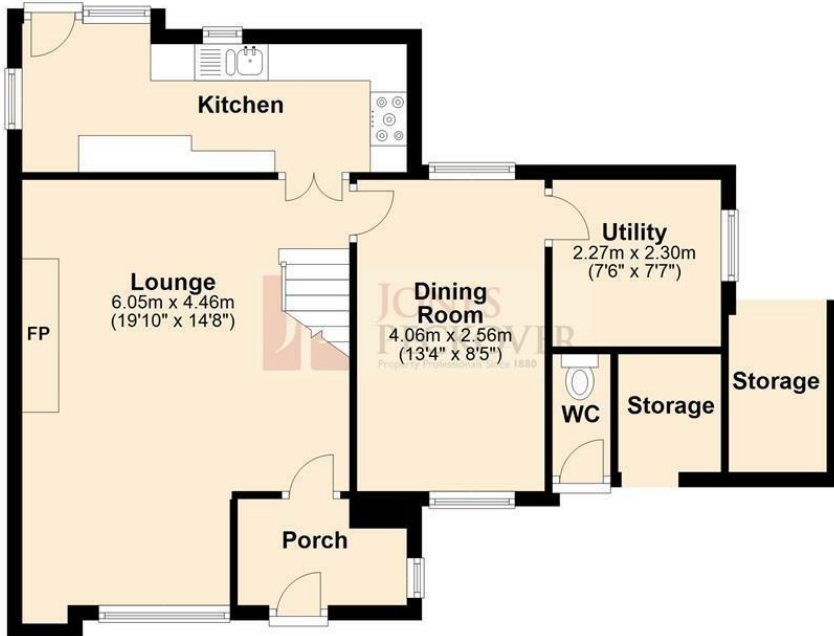
Council Tax – Band F

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | 100 | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | 32 | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

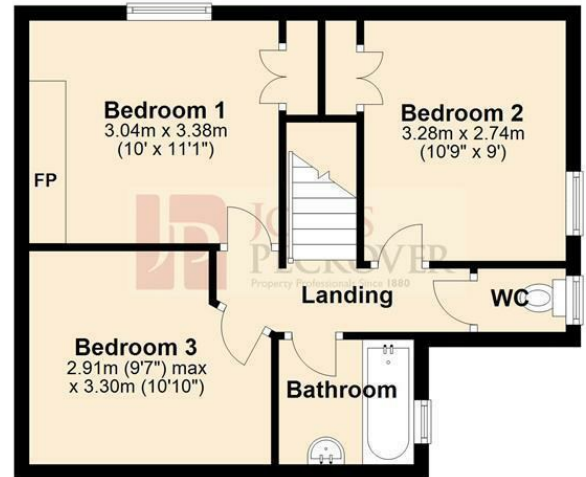


Ground Floor

Approx. 60.8 sq. metres (654.9 sq. feet)

**First Floor**

Approx. 40.3 sq. metres (434.2 sq. feet)



Total area: approx. 101.2 sq. metres (1089.2 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.
Plan produced using PlanUp.

