



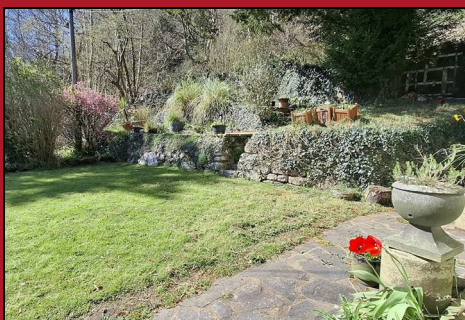
JONES PECKOVER

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Tan Yr Ywen, Isallt Road, Llanddulas, Abergele, LL22 8ND

- Stunning 4 Bedroom Rural Property
- 0.41 acres of Gardens and Woodland
- Charming Well Proportioned Accommodation
- No Forward Chain
- Elevated Position with Glorious Views
- Tranquil Yet Convenient Location
- In Need of Some Updating
- Viewing Highly Recommended

Occupying an elevated and sheltered position on a quiet country lane, this charming and generously proportioned semi detached property boasts stunning views and an excellent level of privacy and tranquillity.

Offering well-proportioned accommodation with large Reception Hall with fireplace, 2 Reception Rooms, 4 Bedrooms, Kitchen with large separate Pantry, Utility Room and 2 Shower Rooms. While the interior requires some cosmetic updating, this presents a wonderful chance for new owners to personalise the space to their taste. With no forward chain, you can move in without delay and start enjoying the serene surroundings.

The expansive grounds encompass approximately 0.41 acres, providing ample space for outdoor activities and gardening enthusiasts. The gardens are complemented by a delightful woodland area, enhancing the natural beauty of the property. Additionally, a detached garage, parking facilities, and various outbuildings, including garden stores, offer practical solutions for storage and hobbies.

Whilst enjoying such a peaceful location, the property is conveniently close to the A55 Expressway at Llanddulas, just over a mile away.

This property is a rare find, combining rural charm with the potential for modernisation. Whether you are looking for a family home or a peaceful retreat, this residence on Isallt Road is sure to impress. Don't miss the chance to make this idyllic setting your own.

GROUND FLOOR ACCOMMODATION

Comprising of:

SPACIOUS RECEPTION HALLWAY

Providing an excellent level of light and of extremely generous proportions with corner fireplace, built-in storage cupboard, staircase to first floor, leaded windows.

LOUNGE

15'4" x 11'0" (4.68 x 3.36)

With centrally situated timber fireplace, coved ceiling, leaded window to front elevation, feature circular leaded window to side elevation.

LIVING ROOM

15'3" x 11'11" (4.67 x 3.65)

Coved ceiling, fireplace, leaded window to front elevation, timber and leaded door to side elevation giving access to the paved patio and lawns.

KITCHEN

14'0" x 8'11" (4.28 x 2.72)

Range of base units with working surfaces over, inset double drainer sink unit, void for cooker, quarry tiled flooring, void for fridge, floor mounted Worcester oil fired central heating boiler, wall cupboards and shelving, window to utility room.

PANTRY

Base and wall storage units, working surfaces, quarry tiled flooring, window to side elevation.

UTILITY AREA

External door to side elevation, quarry tiled flooring, wall mounted shelving, door through to:-

SHOWER ENCLOSURE AND WC

Quarry tiled flooring. Access to

STORAGE ROOM

FIRST FLOOR ACCOMMODATION

The spacious landing gives access to:

BEDROOM 1

13'5" x 11'11" (4.09 x 3.65)

Leaded windows to front and side, built-in wardrobes

BEDROOM 2

14'0" x 10'1" (4.28 x 3.09)

Leaded window to front elevation, built-in cupboard.

BEDROOM 3

12'5" x 11'6" (3.80 x 3.52)

Leaded window to front elevation, built-in cupboard.

BEDROOM 4/STUDY

9'3" x 9'2" (2.82 x 2.80)

Window to side elevation, shelving.

SHOWER ROOM

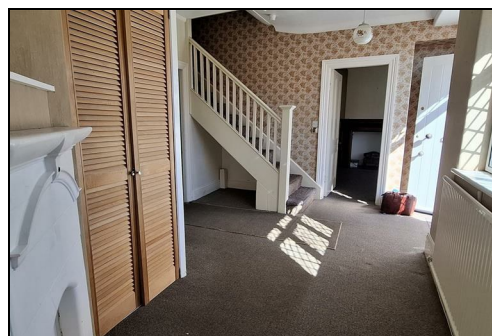
Shower enclosure, vanity sink with storage cupboards, ladder radiator, window to side elevation.

SEPARATE WC

Low flush wc.

GROUNDS, GARAGE AND BUILDINGS

The property is approached via a lengthy driveway which leads to a parking and turning space and gives access to the detached single garage with electric up and over door. The tiered and sloping gardens provide lawns and flower borders and the property also benefits from a wooded area with pathways, in all amounting to approximately 0.41 acres



SERVICES

Mains electricity, private shared drainage, shared mains water connection, oil fired central heating

COUNCIL TAX BAND E**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 of 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.

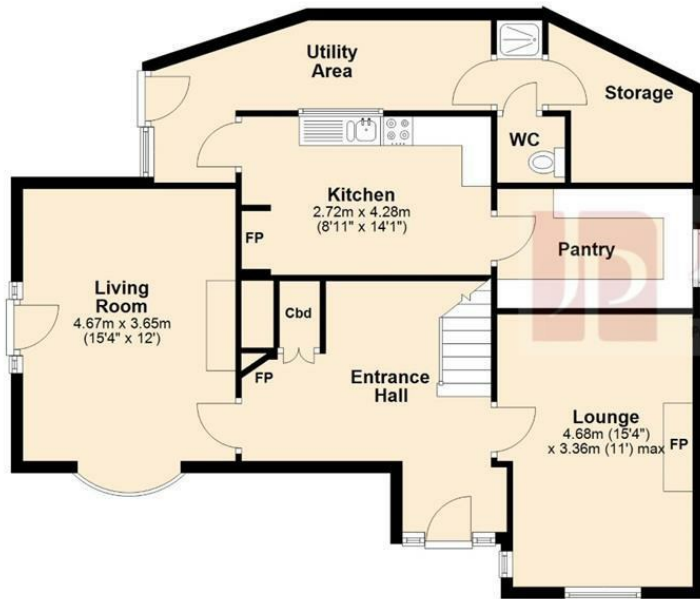
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	31	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 



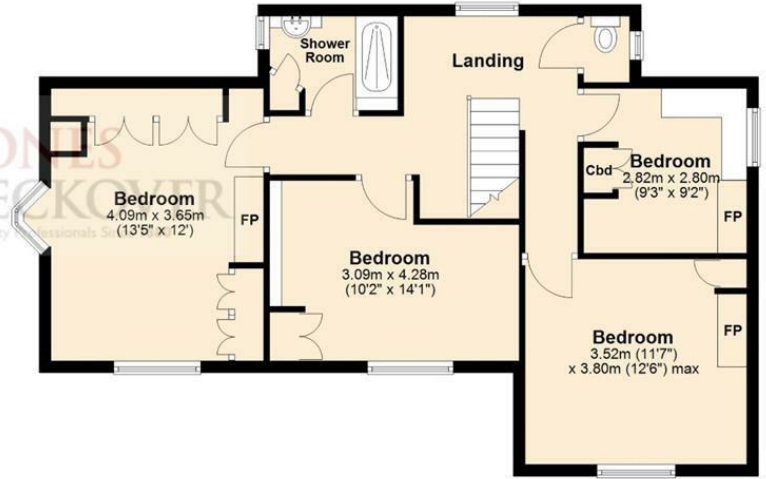
Ground Floor

Approx. 86.8 sq. metres (934.3 sq. feet)



First Floor

Approx. 69.7 sq. metres (749.9 sq. feet)



Total area: approx. 156.5 sq. metres (1684.2 sq. feet)

