



- Spacious Detached Three/Four Bedroom Lifestyle Family Home
- Approx. 1/3 Acre In All Comprising Gardens and Small Paddock
 - Ideal for Smallholding Use
 - Range Of Useful Outbuildings
- Rural Location with Wonderful Views



GENERAL AND SITUATION

Approximate Distances:

Llansannan 4 miles • Abergele 13 miles • Denbigh 9 miles
Rhyl 20 miles

A spacious detached 3/4 bedroom lifestyle home, set in approximately 1/3 acre, in a rural location with ample vehicle parking, formal gardens and a small paddock, making it ideal for use as a smallholding.

The vendors have dogs and chickens but have previously kept a couple of ponies on the land.

Llansannan is a rural village community, with a primary school and a pub, that lies on the bank of the river Aled, to the south of Abergele. Nearby Abergele has a supermarket, shops and leisure facilities together with access to the A55 Expressway. Further facilities are available in the market town of Denbigh and the M56 is relatively easily accessible for commuters. The property is ideally placed for those looking for an outdoors lifestyle, with access to many walking paths locally, as well as the nearby Brenig Reservoir and Eryri National Park. The property is approximately 15 minutes' drive from the coast.

THE RESIDENCE

A detached three/four bedroom house benefitting from oil fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The front door leads into an **Entrance Hallway** with wooden flooring, off which is a useful **Utility Room**, also with wooden flooring, and plumbing for a washing machine and space for a tumble drier on plinth, a butler sink with mixer tap and oil-fired boiler. Also off the **Entrance Hallway** is a **Rear Hallway/Boot Room** with a stable door to outside, continuation of the wooden flooring and a useful fitted cupboard with shoe/welly store below. A door off leads to a **Cloakroom** with wash hand basin with tiled splash back and WC. There is plumbing in situ for a shower (no shower currently fitted), wall mounted cupboard, window and wooden flooring.

The open plan L- **Shaped Kitchen / Dining Room** has a range of solid pine wall and base units with granite work surfaces, a butler sink with mixer tap, integrated dishwasher and electric, range cooker in a recess (included in the sale), storage cupboard with shelving, tiled flooring, exposed ceiling beam and spot lighting. There is a window to the front elevation and double doors to the rear patio and gardens. A **Walk-in Pantry** has a window and space for a tall fridge freezer, (included in the sale). Open plan to the **Kitchen** is a versatile room, used as a cosy **Snug Area**, which has a rear window, further window to the front hallway, spot lighting and continuation of the tiled flooring.

From the kitchen a **Rear Entrance Hallway** has stairs rising to the **First Floor**, tiled flooring and a door and window to the rear. A door leads off to the **Reception Room**, which is a large, bright and airy space, with large windows to both the front and rear elevations, and tiled flooring. The focal point is the log burning stove, set in a stone fireplace and hearth with an oak mantle over.





To the **First Floor**, the **Landing** has wooden flooring and a linen/storage cupboard. It gives access to the **Four Bedrooms** and a **Shower Room**.

The **Main Bedroom** is a great sized double room with windows to the front and rear elevations. There are a range of fitted wardrobes to two walls and additional fitted storage cupboard to another, an exposed ceiling beam and wooden flooring. The **En-suite Bathroom** has a wash hand basin in vanity, WC, bath with central taps and separate shower cubicle. The wooden flooring is continued, and there is an exposed beam to ceiling, and an extractor.

Bedroom Two is a front facing room, with wooden flooring and exposed beam.

Occasional Bedroom Four which may suit us as a **Nursery** or **Study** has a rear facing window, and exposed beams. It leads through into **Bedroom Three**, which is another double bedroom with two skylights and eaves storage.

The **Family Shower Room** has a wash hand basin in vanity unit, WC and electric shower in cubicle. The walls are part tiled and there is wooden flooring and a window.

NB there are some sloping ceilings/ restricted head height to some of the rooms on the first floor.



OUTSIDE, OUTBUILDINGS & LAND

To the front of the property there is an in and out driveway with a five-bar gate to the second entrance. This generous driveway provides parking for multiple vehicles.

To the rear of the residence is a raised patio area and steps down to further paved area. To both sides of the property there are pathways with pedestrian gates giving access to the rear. There are a variety of trees, and shrub borders and **Two Timber Sheds**, as well as timber clad **Workshop**.

Beyond the gardens are open fields, providing lovely views to the rear of the property.

There is a lawned area to the right-hand side of the property, again with a variety of trees and shrubs.

A slight incline leads to further garden/ paddock area which is in an elongated strip with a former shipping container that is ideal for storage, and an old caravan. This area is grassed and has a variety of trees.

There is a **Wood Store**, **Greenhouse**, **Chicken Enclosure** and **Shed**. A gate leads into enclosed paddock area with a small pony **Field Shelter**. The land is ring fenced with stock fencing. There are a range of raised vegetable beds with cage covers over and a few fruit trees and soft fruit bushes. To the bottom end of the plot there is a pond.

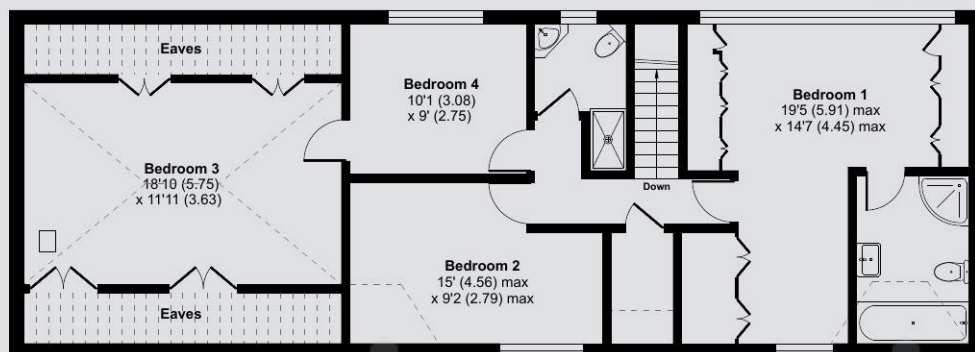


IN ALL APPROX. 0.3 ACRE
(About 0.12 Hectare)

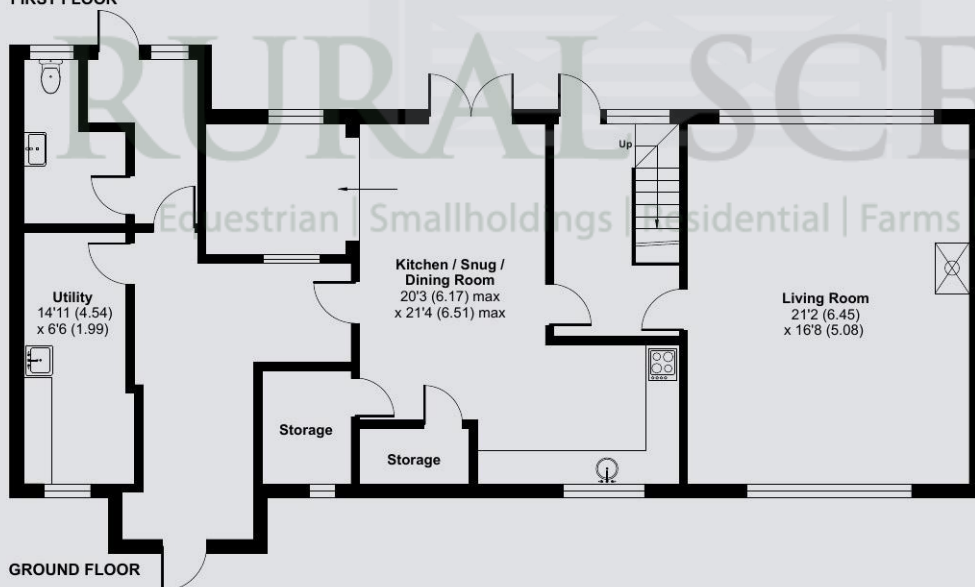
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Approximate Area = 2136 sq ft / 198.4 sq m
 Limited Use Area(s) = 177 sq ft / 16.4 sq m
 Outbuilding = 89 sq ft / 8.2 sq m
 Total = 2402 sq ft / 223 sq m

For identification only - Not to scale

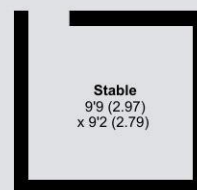


FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



OUTBUILDING

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CONWY COUNTY BOROUGH COUNCIL

SERVICES

MAINS ELECTRICITY, PRIVATE SPRING WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATING C

COUNCIL TAX F

DIRECTIONS

From Lenton Pool roundabout take the first exit, pass Morrisons on the left and take the A453 towards Pentrefoelas. After approx. five miles bear right at the church onto the A544 sign-posted Llansannan. After approx. two miles fork left, sign-posted Hafod Dafydd and then turn immediately left again. Continue, taking the second right turn onto a No Through Road. The property is located after a short distance on the left-hand side (note the sat nav will tell you to stop too soon!) There is no For Sale Board at the property. Please note that whilst the property does have its own signage, the next-door property has a very similar name.

what3words /// widely.select.sidelined

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited RHIWIAU NURSERY but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



RURAL SCENE

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