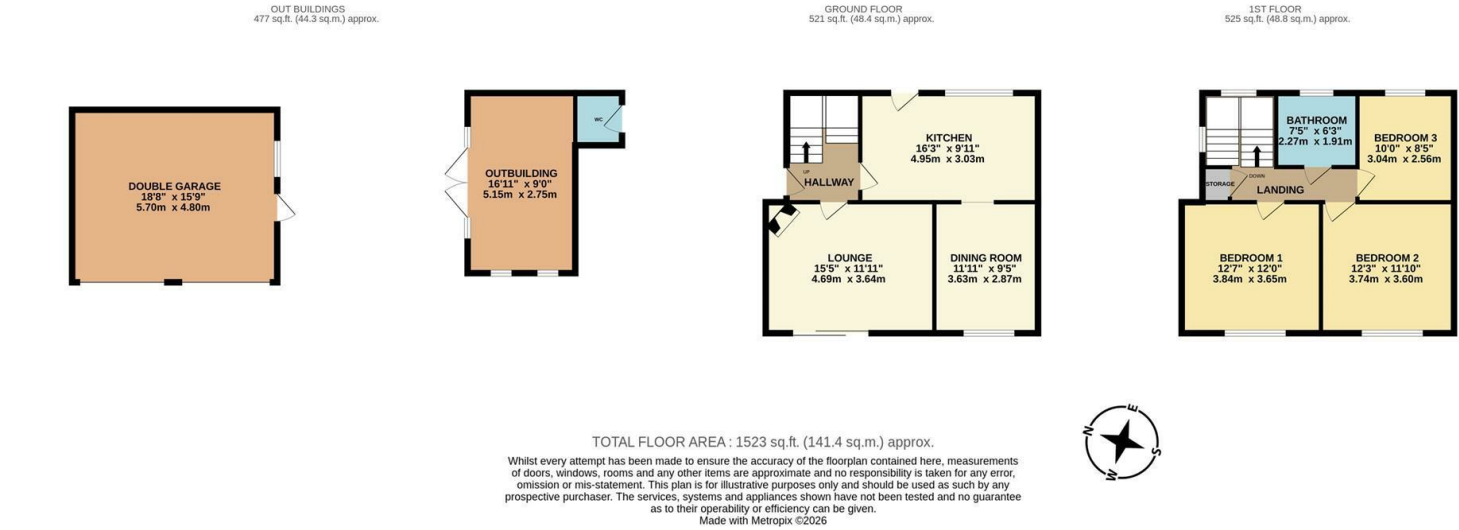




Greenhill , Abergele, LL22 8DU

£450,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		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		(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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Greenhill , Abergele, LL22 8DU

£450,000



Tenure

Freehold

Council Tax Band

Band - E - Average from 01-04-2026 £3,022.34

Property Description

A track leads towards the property, where a timber gate opens onto an expansive hardstanding driveway edged with brick paving. There is ample space for several vehicles, including a leisure vehicle, with generous turning space adding further practicality. The handsome stone frontage immediately establishes the property's character, complemented by rendered-lintels and a traditional slate roof. To the front, a pleasant stone-chipped area is dotted with potted plants and provides a charming spot for a table and chairs, offering somewhere to enjoy the peaceful surroundings from the moment you arrive.

The grounds are undoubtedly one of the property's most impressive features, extending to approximately 0.52 of an acre and offering an array of spaces, each with its own purpose and potential. A substantial front lawn is neatly maintained, alongside a generous vegetable garden formed by timber sleeper borders and a small chicken coop. A gated pathway leads into a secluded wooded section, where a further area of grass and another chicken coop can be found. With its south-western aspect, this private pocket of the garden could make an idyllic secluded seating area.

To the side of the cottage, a sloping embankment leads upwards towards the raised rear garden. Sheltered by the surrounding woodland, this area benefits from protection from the majority of the prevailing winds and provides a peaceful setting in which to relax and enjoy the natural surroundings. Multiple seating areas are positioned throughout the grounds, while a substantial summer house, set upon a concrete base and benefiting from power, occupies an elevated position overlooking the property and gardens. From here, the outlook extends towards the striking mountain-side known as "Maidens Leap", creating an especially tranquil setting for a summer evening.

The vendors have also thoughtfully enhanced the grounds with a substantial double garage, complete with a useful loft space providing additional storage, manual doors and an EV charging point. Adjacent to the garage is a charming patio area, perfectly suited for family barbecues and outdoor entertaining, or location for a hot tub.

One of the property's particularly appealing additions is the garden room. Insulated and plastered, with wood-effect laminate flooring, recessed downlighting, double doors and two front-facing windows, this versatile space could adapt beautifully to the needs of its new owners. Whether used as a second lounge, teenagers' retreat, home office, gym or somewhere to settle down and enjoy watching sporting events, it provides an additional layer of living space away from the main house. A useful external WC is positioned alongside.

Immediately to the rear of the cottage is a further raised patio area, laid with paving stones and framed by raised flowerbeds created with timber sleepers. The grounds are enclosed by secure fencing, making them particularly well suited to those with dogs or pets, while the variety of lawns, planted areas, patios, woodland and outbuildings creates an outdoor environment that can be enjoyed throughout the changing seasons.

Entering the cottage, a composite door with double-glazed panel opens into a welcoming entrance hall, laid with wood-effect Karndean flooring which continues through into the kitchen. An open mezzanine-style staircase, complemented by windows that allow natural light to filter into the space, creates an appealing first impression. Throughout the property, oak strip-panel doors provide a recurring contemporary feature which sits comfortably alongside the cottage's traditional character.

The lounge is a warm and inviting reception room, comfortably accommodating both two and three-seater sofas. Sliding doors open directly onto the stone-chipped seating area outside, creating an easy connection between the interior and grounds. At the heart of the room, an impressive multi-fuel-burning stove is framed by exposed stone and topped with a timber mantle, providing an attractive focal point and a cosy setting during the colder months.

The kitchen has been thoughtfully designed in a farmhouse style, combining traditional character with modern functionality. Dark granite worktops provide generous preparation space, while the central island introduces additional workspace and doubles as a breakfast bar for more informal dining. Integrated appliances include a dishwasher and washing machine, designed to accommodate a freestanding washing machine if preferred. A particularly striking feature is the vendor-created stone & oak cooker surround, constructed using real stone and housing a range-style induction electric oven and hob, adding further character to this impressive country kitchen.

Opening from the kitchen, the dining room provides a charming setting for more formal meals, with plastered and exposed stone walls creating a wonderful blend of textures and character. The room overlooks the grounds to the front, allowing the surrounding greenery to form part of the dining experience.

The first floor offers three generously proportioned bedrooms, with the landing providing a useful storage cupboard ideal for bedding and linens.

The largest of the bedrooms offers excellent proportions, comfortably accommodating a super king-size bed alongside bedside cabinets, dressing table and dual wardrobes. Pleasant views extend across the grounds to the front, creating a peaceful outlook.

The second bedroom is similarly generous in proportion, offering ample room for a king-size bed, bedside furniture, dressing table and dual wardrobes, together with pleasant views across the surrounding grounds.

Situated towards the rear of the cottage, the third bedroom comfortably accommodates a double bed and freestanding wardrobes, with an outlook across the rear grounds.

The bathroom has been updated by the current vendors and is finished from floor to ceiling with contemporary tiling. A freestanding roll-top bath creates a pleasant focal point, complemented by a handheld shower attachment from the mixer tap, whilst a separate shower cubicle, WC and hand basin with mirrored medicine cabinet complete the suite.

The property benefits from double glazing throughout, cavity wall insulation to the rear extension and oil-fired central heating, with the boiler positioned externally. The property is connected to mains electricity, water and sewerage.

Over the past 15 years, the current vendors have undertaken a substantial programme of improvements, carefully enhancing both the property and its grounds. Works include the construction of the double garage, extensive landscaping, installation of the expansive driveway, a new farmhouse-style kitchen with granite worktops, an updated bathroom, replacement oil central heating boiler, together with renewed flooring and decorative improvements throughout. The result is a characterful period cottage that has been thoughtfully adapted for modern rural living, whilst retaining the charm and individuality that make properties of this era so appealing.

Rhyd-y-Foel is a highly desirable rural village, surrounded by beautiful countryside and an abundance of scenic walking routes, whilst the North Wales coastline and coastal path are also within easy reach by car or bicycle. The nearby A55 Expressway provides excellent connectivity along the North Wales coast and towards Chester and the wider North West, making the area particularly appealing to commuters. The popular seaside resort of Llandudno is also readily accessible, whilst Abergele, approximately ten minutes away, provides an excellent range of shops, cafés, restaurants, gastro pubs and everyday amenities. With its combination of peaceful rural surroundings, coastal access and convenient transport links, the location offers an enviable balance between countryside living and accessibility.

Services

It is believed the property is connected to mains electric, water and sewage services although we recommend you confirm this with your solicitor.

Full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 24-1-26

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge

15'4" x 11'11" (4.69 x 3.64)

Dining Room

11'10" x 9'4" (3.63 x 2.87)

Kitchen

16'2" x 9'11" (4.95 x 3.03)

Bedroom 1

12'7" x 11'11" (3.84 x 3.65)

Bedroom 2

12'3" x 11'9" (3.74 x 3.60)

Bedroom 3

9'11" x 8'4" (3.04 x 2.56)

Bathroom

7'5" x 6'3" (2.27 x 1.91)

Double Garage

18'8" x 15'8" (5.7 x 4.8)

Important Notice

These particulars are intended only as a guide and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, interested parties must satisfy themselves by inspection, survey and independent enquiries as to the correctness of

each statement.

Measurements, floor plans and site plans are provided for guidance purposes only and should not be relied upon for the purchase of carpets, furnishings or other items. All dimensions, areas and distances quoted are approximate.

Any reference to appliances, services, systems, heating installations, drainage, broadband, mobile coverage or electrical equipment is provided solely as a guide. No warranty or guarantee is given regarding their condition, suitability, operation or compliance, and they have not been tested by the selling agent unless expressly stated.

Information relating to planning permissions, building regulations, rights of way, easements, covenants, public footpaths, access arrangements, boundaries, tenure, service charges, ground rent and other legal matters has been provided by the seller and/or obtained from third-party sources. Buyers must verify all such matters through their solicitor and independent investigations.

Prospective purchasers should be aware that public footpaths, rights of way, easements and rights benefiting neighbouring land may exist whether or not shown within these particulars. Interested parties are advised to make their own enquiries before proceeding.

Any photographs, virtual tours, drone imagery and marketing material may have been taken at an earlier date and are intended to provide a general indication of the property. Features, fixtures, fittings and landscaping may have changed since the images were captured.

In accordance with National Trading Standards guidance, material information known to the agent at the time of publication has been included within these particulars. However, purchasers should rely on their own inspections and professional advice prior to exchange of contracts.

