



JONES PECKOVER

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Argraig, Glan Conwy, Colwyn Bay, LL28 5TL

- Semi Detached 2 Bedroom Cottage
- Gardens and Off-Road Parking
- In Need of Renovation
- No Forward Chain
- Adjoining Grass Paddock
- Detached Garage & Outbuildings
- Semi-Rural Location with Views
- Viewing Recommended

Semi-Detached 2 Bedroom Cottage with Gardens, Grass Paddock, detached garage, ample parking and additional outbuilding.

Situated in the sought-after area of Glan Conwy, this delightful semi-detached cottage presents a wonderful opportunity for those seeking a rural retreat. With two well-proportioned bedrooms and a comfortable reception room, the property offers a cosy yet spacious living environment.

The cottage is set on a generous plot, complete with an adjoining grass paddock, providing excellent versatility. Ample off-road parking together with a detached garage and cottage gardens lie to the front and two useful outbuildings lie within the grounds. A further small outbuilding to the rear with separate access is included within the sale and offers versatility and potential.

The property is in need of renovation and in brief the accommodation provides Entrance Hall, Living Room and Kitchen/Breakfast Room to the Ground Floor, with 2 Double Bedrooms and Bathroom to the First Floor.

There is no forward chain, allowing for a smooth and straightforward purchase process. This property is perfect for those looking to invest in a home that combines character, potential, and the beauty of the Welsh countryside. Whether you are a first-time buyer or seeking a project, this cottage is a rare find in a desirable location.

GROUND FLOOR ACCOMMODATION

Comprising of:-

ENTRANCE HALLWAY

Tiled flooring, two storage cupboards, staircase to first floor, Dimplex wall mounted electric heater

LIVING ROOM

13'3" x 12'11" (4.05 x 3.96)

Tiled flooring, UPVC double glazed window to front elevation, fireplace housing a gas fire.

KITCHEN/BREAKFAST ROOM

13'9" x 7'8" (4.21 x 2.36)

Base and wall storage units, working surfaces, inset stainless steel sink unit, tiled walls, tiled flooring, UPVC double glazed window to front elevation, external door to rear.

FIRST FLOOR ACCOMMODATION

UPVC double glazed window to rear, built-in storage cupboard.

BEDROOM 1

13'3" x 13'1" (4.05 x 4.00)

UPVC double glazed window to front elevation overlooking the paddock.

BEDROOM 2

15'8" x 9'1" (4.80 x 2.77)

UPVC double glazed window to front elevation, Dimplex wall mounted heater.

BATHROOM

Panelled bath, pedestal wash hand basin, low flush wc, UPVC double glazed window to front elevation.

SERVICES

Mains water, drainage and electricity.

OUTSIDE

The property is approached via a tarmac driveway which provides ample off-road parking and fronts the detached garage. Cottage gardens lie to the front and side and the paddock abuts the property to the front and the plot in total amounts to just over 1 acre. Useful outbuildings lie within the grounds of the property and an additional building with separate road access lies to the rear.

OVERAGE CLAUSE

The property will be the subject of an overage clause of 15% for a period of 10 years.

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.

PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. **CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY**

A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		39	5
		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	



