



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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Bodrochwyn Ganol, Llanfair Road, Abergele, LL22 8PD

- Substantial Detached 4 Bed House with Land
- Approximately 6 Acres
- Tranquil Rural Location with Stunning Views
- 4 Bedrooms, 4 Reception Rooms
- Versatile Accommodation
- In Need of Renovation

Substantial 4 Bedroom House and Approximately 6 Acres.

Occupying a tranquil yet convenient location just off the A548 Llanfair Road, this expansive four-bedroom house offers a unique opportunity to purchase a property in large grounds and benefiting from an adjoining paddock.

The property requires renovation and offers versatile and spacious accommodation within with 4 Bedrooms and 4 Reception Rooms, providing a blank canvas to create an impressive rural home

GROUND FLOOR ACCOMMODATION

A spacious hallway gives access to:-

DINING ROOM

14'0" x 11'11" (4.28 x 3.64)

Inglenook fireplace, beamed ceiling

LOUNGE

17'8" x 14'10" (5.40 x 4.53)

Beamed ceiling, fireplace housing an open fire.

SITTING ROOM

14'10" x 8'3" (4.53 x 2.54)

GROUND FLOOR WC

Low flush wc, pedestal wash hand basin

KITCHEN

14'8" x 11'11" (4.49 x 3.64)

Base and wall storage units, stainless steel sink unit, beamed ceiling, fireplace.

REAR CONSERVATORY

Tiled flooring.

BREAKFAST ROOM

11'0" x 10'0" (3.37 x 3.06)

Tiled flooring.

CONSERVATORY

LOBBY

UTILITY ROOM

FIRST FLOOR ACCOMMODATION

A spacious galleried landing gives access to:-

BEDROOM 1

17'1" x 11'10" (5.23 x 3.63)

BEDROOM 2

13'0" x 11'11" (3.98 x 3.64)

BEDROOM 3

14'10" x 10'7" (4.53 x 3.24)

BEDROOM 4

14'0" x 11'11" (4.28 x 3.64)

BATHROOM

Corner bath, shower cubicle, wash hand basin with vanity storage, low flush wc.

SEPARATE WC

Pedestal wash hand basin, low flush wc.

GARDENS AND LAND

A private driveway gives access to a parking and turning area, extensive lawns to front and rear together with a walled garden and sunny paved patio area. The land adjoins the property and comprises of a gently sloping grass paddock amounting to approximately 5.44 acres and enjoying road access onto the lane fronting the property. In all, the property amounts to approximately 6.26 acres

SERVICES

Mains water and electricity, private drainage, oil fired central heating.

COUNCIL TAX BAND G

CONTRACT OF SALE (D)

The Contract and Conditions of Sale will be available for inspection at the offices of the Agents, Jones Peckover, 47 Vale Street, Denbigh (Tel: 01745-812127) and the offices of the Vendors Solicitors for the 10 working days prior to the sale. They will also be available in the sale room prior to the sale, but they will not be read out at that time. Any queries or questions regarding the contents of





the contract and the other documentation must be raised with the Vendors Solicitors or the Agents prior to the sale day and in any event, no later than 2 p.m. on the day of the sale. No questions will be permitted during the course of the sale.

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.

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		
		69
	23	
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		

PROOF OF IDENTITY -



