



JONES PECKOVER

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Ty Brown, Groesffordd Marli, Abergele, LL22 9DY

- Rural 4 Bedroom Bungalow with Land
- Gardens, Orchard and Paddock
- Stunning Rural Views
- Agricultural Outbuildings
- Self contained 1 Bedroom Annex
- Approx. 1.92 Acres
- Private and Peaceful Location
- Excellent Potential

Nestled in the tranquil countryside of Groesffordd Marli, Abergele, this 4 bedroom bungalow with self contained annex offers versatile and spacious accommodation. Set within just under two acres of land, the property boasts a self-contained one-bedroom annex, making it ideal for guests, extended family living or providing additional income.

The property boasts beautiful views over the surrounding landscape, enjoys a high level of privacy and tranquillity and the property has the added benefit of a large outbuilding ideally suited for agricultural enterprise.

The main residence provides Living Room, Conservatory, Kitchen, Utility Room, 4 Bedrooms, Bathroom and En Suite Shower Room, whilst the Annex provides self contained 1 Bedroom accommodation with modern fitted kitchen and bathroom.

Outside, the grounds provide driveway with ample off road parking, gardens and sunny South facing paved patio together with a productive orchard stocked with a variety of fruit trees. The paddock is accessed directly from the grounds and lends itself ideal for those with smallholding or equestrian interests.

The property is subject to a rural enterprise clause, details of which can be obtained from the selling agents.

SITUATION

The property occupies an enviable rural position surrounded by totally unspoiled countryside and boasting stunning views yet is less than 5 miles distant from the A55 Expressway providing excellent links to the nearby towns of the North Wales Coast, Chester and beyond. The nearby town of Abergele offers an excellent selection of shopping, leisure and schooling facilities and the renowned North Wales coastline is within easy reach.

ACCOMMODATION - THE MAIN HOUSE

Comprising of:-

ENTRANCE HALLWAY

With built-in cupboard. Timber and glazed double doors to:-

LIVING ROOM

17'8" x 14'8" (5.39 x 4.48)

Centrally situated fireplace, coved ceiling, double glazed doors to:-

CONSERVATORY

19'11" x 11'9" (6.08 x 3.6)

South facing and having panoramic views with double glazed windows and door to patio.

KITCHEN/DINING ROOM

21'10" x 11'10" (6.67 x 3.61)

Recently fitted contemporary gloss kitchen with base and wall storage units, ample working surfaces, double sink unit with mixer tap, integrated double oven and induction hob with extractor hood over, laminate flooring, double glazed window to side elevation.

UTILITY ROOM

10'0" x 10'0" (3.07 x 3.05)

Storage units, sink, double glazed window and external door to side elevation.

BEDROOM 1

15'1" x 14'9" (4.6 x 4.5)

Range of built-in wardrobes and storage, double glazed window.

EN SUITE SHOWER ROOM

Spacious walk-in shower, wash hand basin with vanity storage cupboards, tiled walls, tiled flooring.

BEDROOM 2

12'6" x 11'2" (3.82 x 3.41)

Double glazed window.

BEDROOM 3

11'7" x 9'5" (3.55 x 2.88)

Double glazed window.

BEDROOM 4

10'7" x 10'4" (3.23 x 3.17)

Double glazed window.

BATHROOM

Panelled bath, shower cubicle, pedestal wash hand basin, low flush wc, part tiled walls.

ACCOMMODATION - SELF CONTAINED ANNEX

The annex comprises of a recent extension to the main house and provides the following:-

LIVING ROOM

20'1" x 16'1" (6.13 x 4.92)

A light and spacious room with UPVC double glazed French doors with rural views giving access to the patio area.

INNER HALLWAY

With staircase to first floor.



KITCHEN/BREAKFAST ROOM

16'1" x 12'6" (4.92 x 3.82)

Fitted with a modern range of base and wall storage units, ample working surfaces, integrated double oven and induction hob with extractor hood over, integrated dishwasher, one and a half bowl stainless steel sink unit with mixer tap attachment.

BATHROOM

L shaped bath with shower over, wash hand basin with vanity storage, low flush wc, tiled walls, double glazed window.

BEDROOM

17'2" x 16'1" (5.24 x 4.92)

Spacious first floor bedroom.

OUTSIDE

A gated driveway gives access to ample off-road parking and turning. The grounds comprise of lawns and spacious South facing paved patio together with a productive orchard stocked with an excellent variety of fruit trees. The land is accessed directly from the property and comprises of a level grass paddock which in turn gives access to the useful agricultural buildings which benefit from power and water supply. In all, the property extends to 1.92 acres.

WHAT3WORDS

fluctuate.bulletins.pile

SERVICES

Mains water and electricity, oil fired central heating, thermo dynamic solar panels provide hot water for the main dwelling and annex.

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.

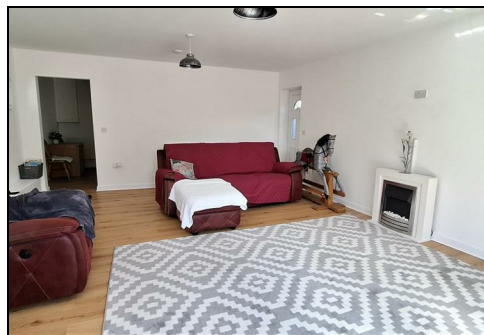
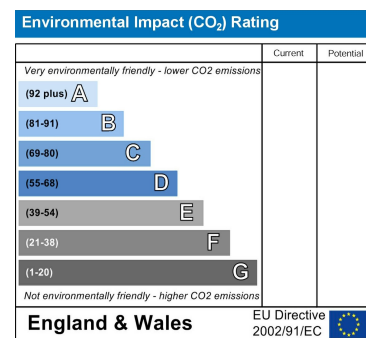
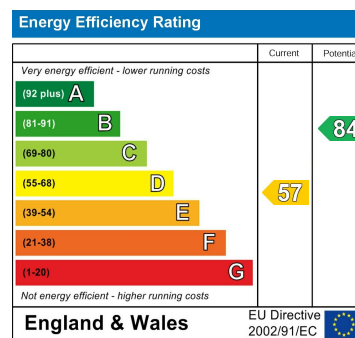
MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:-

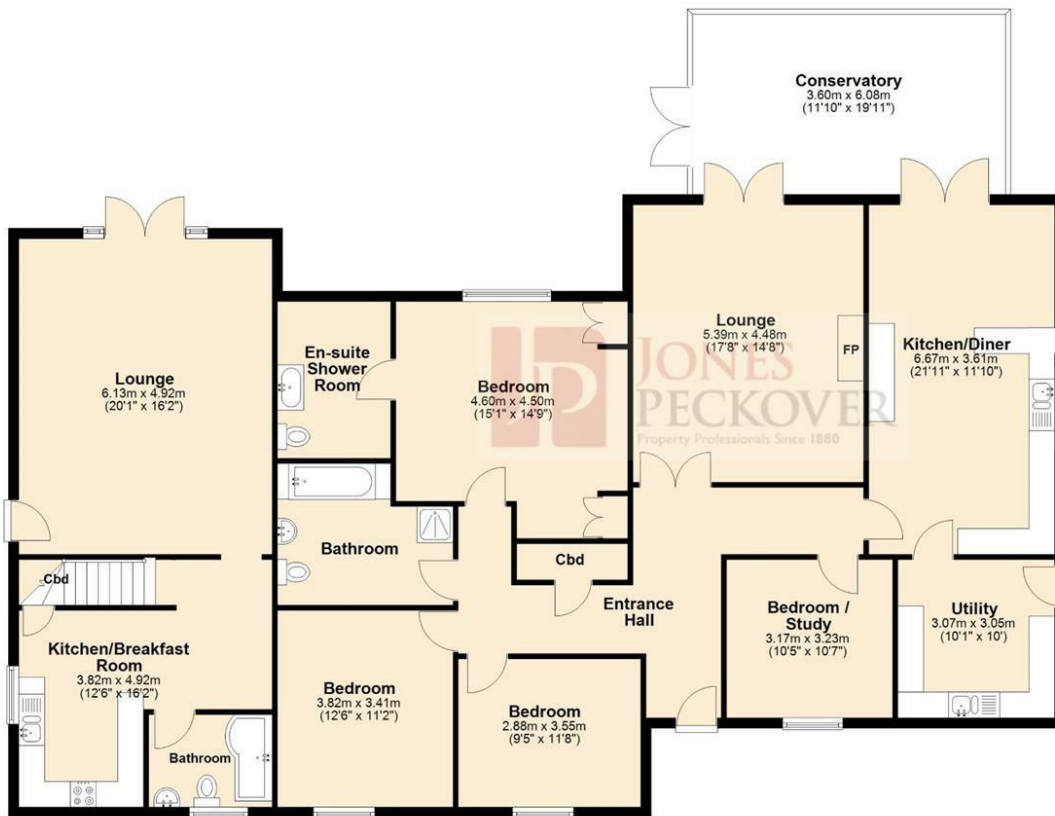
1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details 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.



Ground Floor



First Floor

