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Aled House, , Llansannan, LL16 5HG

- 4 Bedroom Character Cottage
- 4 Reception Rooms
- 3 Bathrooms
- Garage and Workshop/Utility Room
- Double Glazing, Central Heating, Solar Panels
- Many Charming Period Features
- Modern Large Kitchen/Family Room
- South Facing Gardens & Balconies
- Rural Village Location
- Viewing Recommended

Nestled in the picturesque village of Llansannan, this charming and spacious four-bedroom cottage offers a delightful blend of period features and modern living. Built in 1911, the property boasts an impressive 1,938 square feet of well-appointed space, making it an ideal family home.

The four inviting reception rooms are perfect for both entertaining guests and enjoying quiet family evenings. The large kitchen and family room provides a central hub for daily life, designed to accommodate both cooking and socialising with ease. The three well-appointed bathrooms ensure that family and guests alike can enjoy their own space.

The cottage is set within a tranquil rural village centre location, offering a peaceful retreat while still being within reach of local amenities. The south-facing gardens provide ample outdoor space for relaxation and recreation, complemented by charming balconies from the living area and master bedroom.

Additionally, the property features a garage and a utility/workshop, providing practical solutions for storage and hobbies. This delightful cottage provides a spacious and charming home with period features throughout whilst accommodating all the requirements of modern living.

GROUND FLOOR ACCOMMODATION

UPVC double glazed door giving access to:

RECEPTION HALL/SNUG

13'5" x 10'9" (4.09 x 3.28)

Fireplace housing a cast iron stove, exposed ceiling beams, flagstone floor, built-in alcove cupboards, UPVC bay window to front elevation, double doors through to:-

LIVING ROOM

18'0" x 13'5" (5.51 x 4.09)

Feature inglenook fireplace housing a multi fuel stove on a raised tiled hearth, exposed timber ceiling beams, oak flooring, two UPVC double glazed windows to front elevation, exposed brick feature walling.

KITCHEN/FAMILY ROOM

22'10" x 13'8" (6.96 x 4.17)

Fitted with a comprehensive range of base and wall storage units, ample working surfaces, integrated appliances comprising double oven, four ring induction

hob with extractor hood over, fridge, freezer and dishwasher. Inset stainless steel sink unit with mixer tap, breakfast bar, tiled flooring, feature stone wall, UPVC window and French doors to side elevation, inset spotlighting.

GROUND FLOOR SHOWER ROOM

2.24 x 1.98

Shower enclosure, wash hand basin with vanity storage, low flush wc, tiled flooring and walls, ladder radiator, inset spotlighting, UPVC window to rear.

FIRST FLOOR ACCOMMODATION

The first floor landing is accessed from the reception hall and has timber flooring, inset spotlighting, storage cupboards and loft access hatch.

SITTING ROOM

19'5" x 17'8" (5.92 x 5.41)

Timber flooring, impressive vaulted ceiling, UPVC stable style door to front elevation opening to a Juliet balcony, centrally situated multi fuel stove on a raised tiled hearth, access through to:-

CONSERVATORY

18'11" x 12'4" (5.79 x 3.76)

An exceptionally light and sunny room with UPVC apex windows, roof lights and French doors to the rear elevation giving access to the balcony area and rear gardens. Timber flooring, feature stone wall.

MASTER BEDROOM

15'10" x 13'8" (4.85 x 4.17)

Again benefiting from maximum light having vaulted ceiling with UPVC apex windows and French doors giving access to a balcony area, timber flooring.

EN SUITE SHOWER ROOM

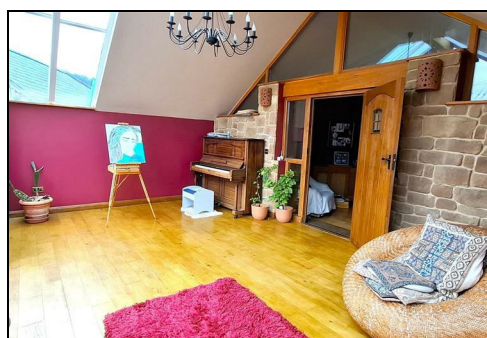
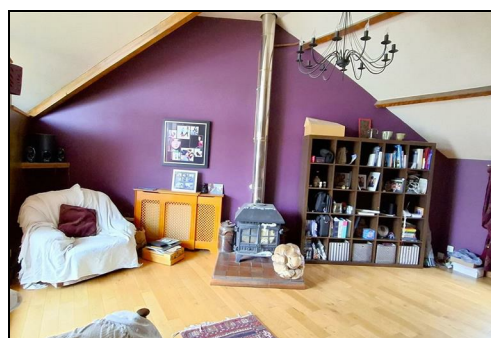
9'1" x 4'3" (2.77 x 1.32)

Walk in shower, wash hand basin with vanity storage, low flush wc, ladder radiator, Velux roof light, extractor fan.

BEDROOM 2

13'3" x 11'6" (4.04 x 3.53)

UPVC double glazed window to the front elevation, original cast iron fireplace with timber surround, timber flooring, vaulted ceiling with exposed timbers.



BEDROOM 3

12'11" x 10'11" (3.94 x 3.35)

Bedroom Three - 3.94m x 3.35m (12'11" x 11'0") - With Velux window.

BEDROOM 4

8'2" x 7'8" (2.51 x 2.36)

Two UPVC double glazed windows to front elevation.

BATHROOM

8'0" x 6'9" (2.46 x 2.06)

Panelled bath with electric shower over, wash hand basin with vanity storage, low flush wc, built-in airing cupboard, double glazed window to rear elevation, part tiled walls.

GARAGE AND UTILITY/WORKSHOP

19'3" x 16'7" (5.87 x 5.08)

Up and over door to front elevation, utility/workshop area to rear with pedestrian door and UPVC double glazed window.

OUTSIDE

The gardens to the rear are spacious and comprise of extensive lawns, paved and decked seating areas and balconies. Large timber playhouse/garden store. Timber panelled fencing provides an excellent level of privacy.

SERVICES

Mains water, electricity and drainage. Solid fuel central heating. We are advised that the solar panels heat the domestic hot water. The property also benefits from a rain water harvesting system that supplies non potable water to the outside taps, toilets and washing machine.

COUNCIL TAX BAND D**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.

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	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	

