



JONES PECKOVER

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Fforddlas, Glan Conwy, , LL28 5TH

- Spacious Detached 3 Bedroom House
- Substantial Agricultural Outbuildings
- Small Paddock and Yard
- Additional Land Available
- In need of renovation
- Peaceful yet convenient location
- Picturesque rural views
- No forward chain



3 Bedroom Detached House with Outbuildings and Paddock.

Situated on the outskirts of the sought-after village of Glan Conwy and enjoying a tranquil yet convenient location, this character 3 bedroom detached house offers a unique opportunity for those seeking a peaceful retreat with ample potential. The property boasts two spacious reception rooms, kitchen with separate utility and 3 bedrooms, providing the makings of an enviable family home.

Set on a generous plot of 0.68 acres, the house is accompanied by substantial agricultural outbuildings and a grass paddock and the surrounding rural views create a picturesque backdrop, enhancing the tranquil atmosphere of this enviable location.

While the property is in need of renovation, it presents a blank canvas for buyers to create their dream home and the additional land available by separate negotiation further expands the versatility and potential of this rural home.

This is a rare chance to acquire a property that combines the charm of rural living with the potential for personalisation.

GROUND FLOOR ACCOMMODATION

UPVC door giving access to:-

ENTRANCE HALL

With quarry tiled flooring, staircase to first floor.

LIVING ROOM

11'10" x 10'4" (3.61m x 3.15m)

Timber flooring, UPVC window to front elevation, wall mounted electric heater.

DINING ROOM

12'2" x 11'10" (3.71m x 3.61m)

Tiled flooring, wall mounted electric heater, UPVC window to front elevation.

KITCHEN

14'7" x 7'4" (4.45m x 2.24m)

Base and wall storage units, working surfaces, inset stainless steel sink unit, oil fired Aga, tiled flooring, tiled walls, UPVC windows to side and rear elevations.

UTILITY ROOM

10'4" x 7'6" (3.15m x 2.29m)

Quarry tiled flooring, Belfast sink, UPVC double glazed window to rear.

REAR PORCH

Tiled flooring, window to rear elevation, external door to rear garden. Access to:-

GROUND FLOOR WC

with WC.

FIRST FLOOR ACCOMMODATION

Landing giving access to:-

BEDROOM 1

14'7" x 11'10" (4.45m x 3.61m)

Two UPVC double glazed windows to front elevation with rural views, cast iron fireplace, radiator.

BEDROOM 2

1'10" x 10'3" (0.56m x 3.12m)

UPVC double glazed window to front elevation, cast iron fireplace, radiator.





BEDROOM 3

10'4" x 7'6" (3.15m x 2.29m)
UPVC double glazed window to rear elevation.

BATHROOM

12'1" x 7'4" (3.68m x 2.24m)
Panelled bath, pedestal wash hand basin, low flush wc, UPVC double glazed window to rear elevation, tiled walls, storage cupboard.

OUTSIDE

Well stocked cottage gardens lie to the front of the property with stone walled boundaries and pedestrian gates. Gated vehicular access to the side opening onto the yard which provides ample off-road parking. The rear gardens are enclosed and private and provide lawns and established flower borders. Two substantial agricultural outbuildings lie to the rear together with a small grass paddock and provide excellent versatility of use. In all, the plot amounts to approximately 0.68 acres and there is also a further grass paddock of just under one acre available by separate negotiation.

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.

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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.**



