

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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Bryn Ffynnon, Betws Yn Rhos, LL22 8AG

- Registered Small Holding
- Approximately 6 Acres
- Stunning Rural & Coastal Views
- Many Original Features

- Detached 2 Bedroom Cottage
- Versatile Stone Outbuildings
- Tranquil and Private Setting
- UPVC DG/ Oil Fired CH



rural location and is offered for sale with approximately 6 acres of pasture land together with a range of traditional rear gardens. stone outbuildings offering superb versatility of use.

The original cottage is believed to date back to the 1700's 8'6" x 5'7" (2.615 x 1.702) and occupies a peaceful setting on the outskirts of the picturesque village of Betws yn Rhos.

The accommodation within displays many original features and in brief comprises of Porch/Sun Room, Living Room, Kitchen and Bathroom to the Ground Floor, with 2 Bedrooms to the First Floor (formerly 3). An attached Car Port and Garage offers scope to provide ancillary accommodation subject to the necessary permissions. The property benefits from oil fired central heating, UPVC double glazing and private drainage.

Charming cottage style gardens lie to the rear and lead directly to the paddocks via a gated access. Within the gardens lie two detached stone outbuildings which again offer excellent scope subject to planning and there is also a static caravan situated within the paddocks. The property enjoys countryside and coastal views.

In all, the property amounts to approximately 6 acres and provides the opportunity to purchase a rural home of character with excellent scope and versatility.

GROUND FLOOR ACCOMMODATION

PORCH/SUNROOM

 $10'7" \times 7'2" (3.239 \times 2.188)$

UPVC windows to three elevations, double doors through to:-

LIVING ROOM

 $15'0" \times 14'0" (4.584 \times 4.283)$

Oak flooring, exposed timber beams, large stone inglenook fireplace housing a multi-fuel burner, windows to front and rear elevations, staircase to first floor.

KITCHEN

22'1" x 10'1" (6.749 x 3.087)

Base and wall storage units, inset sink unit, integrated

This charming detached cottage occupies an enviable eye-level double oven and ceramic hob, tiled flooring, windows to front and side elevations, external door to

BATHROOM

Panelled bath, vanity unit with wash hand basin, low flush wc, tiled flooring, beamed ceiling, tiled walls.

FIRST FLOOR ACCOMMODATION

Landing with over-stairs storage cupboards. Access to:-

BEDROOM I

 $16'0" \times 11'5" (4.898 \times 3.486)$

Window to front elevation with rural views, laminate flooring, ceiling beams.

BEDROOM 2

 $14'9" \times 8'5" (4.514 \times 2.581)$

Formerly two bedrooms. Two windows to front elevation with rural and coastal views, beamed ceiling and timber

GARDENS, OUTBUILDINGS AND LAND

The property is approached via a track leading to a gravelled parking area accessing the car port and garage. Enclosed gardens to the front. Rear cottage style gardens with sheltered paved patio area also giving access to the two detached stone outbuildings currently used for storage/animal housing and providing excellent scope subject to planning. Steps lead to a lawned garden which in turn gives access to the land at the rear which comprise of level and sloping paddocks. A static caravan also lies to the rear and benefits from a power supply. In all, the property amounts to approximately 6 acres.

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.



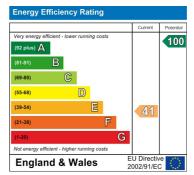


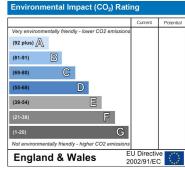


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MONEY LAUNDERING (D)

























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