



4 Lakeside | Moelfre | Abergele | LL22 9RF

£95,000

A rural retreat. An opportunity to purchase a one bedroom bungalow situated on the renown trout fisheries in the hills of Moelfre, not far from Abergele. This contemporary property is within a group of similar dwellings, all benefitting from LPG central heating and surrounded by lovely countryside.

- Rural bungalow
- Countryside views
- One Bedroom
- Open plan lounge/kitchen
- Parking

This modern property is within a group of similar dwellings, all benefitting from LPG central heating and surrounded by lovely countryside. Offering a leisurely atmosphere, the bungalow has an open plan lounge and kitchen area, one double bedroom and a modern bathroom.

OPEN PLAN LOUNGE / KITCHEN

16' 1" x 13' 2" (4.92m x 4.02m) UPVC glazed entrance door leads straight into the large lounge which has a wall hung electric fire, radiator, power points and TV aerial point and uPVC double glazed window overlooking the front of the property. Open plan from the lounge and fitted with a comprehensive range of timber effect wall and base cupboards with black work surfaces over. Part tiled walls, power points, gas hob and electric oven with extractor fan over, space for washing machine and space for fridge freezer. Stainless steel sink and drainer with mixer tap over. Breakfast bar and uPVC double glazed window overlooking the rear.

BEDROOM ONE

10' 7" x 9' 10" (3.24m x 3.00m) Accessed from the lounge, with radiator, power points, and uPVC double glazed window overlooking the front.

BATHROOM

10' 7" x 5' 10" (3.24m x 1.78m) Fitted with a white three piece suite comprising of low flush wc, pedestal wash hand basin and panelled bath with shower over, fully tiled walls, uPVC frosted double glazed window, chrome ladder style radiator/towel rail and airing cupboard housing the LPG boiler which fires the hot water and central heating.

DIRECTIONS

From the agent's office, turn right at the first set of traffic lights into Chapel Street and follow the road up the hill and out into open countryside. Continue on for about four miles and, at the crossroads, turn left. Follow the road and, at the sign for Tan Y Mynydd Fisheries, turn left again. Number 4 will be seen on the left hand side.

SERVICES

Mains electric and water is believed connected or available at the property. Private drainage and LPG supply. Please note no appliances are tested by the selling agent.

Leasehold covenants apply.

AGENTS NOTES

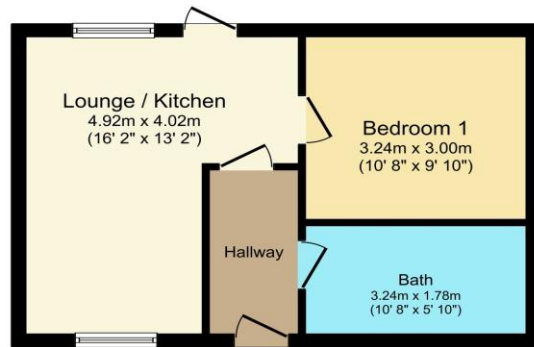
Leasehold - Vendor states a new lease of 150 years will be granted to the new owner.

General maintenance - currently £195.01 pa to include street lighting, drainage and sewerage plant, grass cutting, gas tank service.

Ground rent £150 pa - Vendor states this amount will not change during current lease term.

Property has a Cembrit slate roof.

Driveway maintenance - owner of number 4 responsible for 1.5% of total cost.



Floor area 36.0 sq. m. (388 sq. ft.) approx.
Total floor area 36.0 sq. m. (388 sq. ft.) approx.
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

COUNCIL TAX BAND
Tax band: B

TENURE
Leasehold

LOCAL AUTHORITY
Conwy County Borough Council

DATE
23/02/2021

Contact Details

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CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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