



Total floor area 196.5 sq.m. (2,115 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	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	
	1		1
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Conwy County Borough Council

DATE:

26th April 2021



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Shire Cottage, Rhyd-y-foel, Abergele, Conwy, LL22 8EA

£429,950

- Stunning Property
- Beautiful Gardens
- Breath-taking views
- Superb accommodation

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



Shire Cottage is set in the idyllic and tranquil village of Rhyd Y foel which is surrounded by stunning countryside views. Although you benefit from having the rural country feel, the beach and local town of Abergele are all within close proximity and the A55 is also easily accessed.

The property offers spacious accommodation throughout and has superb views of the hillside from every window. There is an integral double garage with a driveway and summer house. Pleasant gardens also surround the property where you can relax and take in your breath-taking surroundings. There is also the potential to create a fourth bedroom by converting the master suite into two double bedrooms as per the original plans.

ENTRANCE HALL

25' 10" x 12' 0" (7.88m x 3.66m) Spacious and light hallway with double aspect uPVC double glazed windows overlooking the front. Wooden flooring, telephone point, power points and radiator. Staircase giving access to ground floor. Pine staircase gives access to second floor. Storage cupboard.

KITCHEN

19' 0" x 11' 5" (5.80m x 3.48m) Having a range of wall and base units with worktop space over. Space for separate fridge and freezer. Space and plumbing for washing machine. Stainless steel sink with swan neck mixer tap over. Space for double range electric oven with gas hob over and extractor fan. Inset spot lights, under counter lighting and power points. Tiled effect flooring, radiator and space for table and chairs. Double aspect uPVC double glazed windows and uPVC double glazed French doors giving access out onto the garden.

DINING ROOM

14' 7" x 12' 3" (4.46m x 3.74m) UPVC double glazed French doors that give access out onto the balcony and has superb views overlooking the countryside. Lighting, TV point, power points and radiator.

LOUNGE

19' 1" x 15' 9" (5.82m x 4.82m) Beautiful family sized room with triple aspect uPVC double glazed windows providing natural sunlight. Feature gas log effect fireplace. Lighting, two radiators, power points and television point.

SHOWER ROOM

8' 7" x 8' 5" (2.64m x 2.59m) Comprising of a low flush wc, pedestal wash hand basin, walk into shower with glass panelled sliding door. Storage cupboard. UPVC double glazed window. Inset spotlighting.

STAIRCASE LEADS UP

BEDROOM ONE

34' 6" x 13' 2" (10.53m x 4.03m) Fantastic sized room with superb lighting coming from the double aspect uPVC double glazed windows and the double aspect Velux windows. Lighting, two radiators and power points. Two loft access points for storage. There is also the potential to create a fourth bedroom by converting the master suite into two double bedrooms as per the original plans. Access into;

ENSUITE

13' 2" x 5' 5" (4.02m x 1.66m) Comprising of a corner bath, low flush wc, pedestal wash hand basin and walk into shower with glass sliding door. Radiator, tiled flooring, wall mounted ladder style radiator, shaver point and extractor fan. UPVC double glazed window.

STAIRCASE LEADS TO GROUND FLOOR

HALLWAY

Upvc double glazed door gives access onto the rear. Lighting, radiator and access into both rooms.

BEDROOM TWO

12' 7" x 8' 10" (3.86m x 2.70m) Double sized room with lighting, power points and radiator. UPVC double glazed window. Access into;

ENSUITE

8' 6" x 6' 0" (2.60m x 1.85m) Having a panelled bath with shower over, pedestal wash hand basin and low flush wc. Radiator, inset spot lights, tiled flooring and uPVC double glazed window.

BEDROOM THREE

7' 5" x 9' 5" (2.27m x 2.88m) UPVC double glazed window overlooking the rear. Lighting, power points and radiator.

OUTSIDE

To the front of the property there is low walling boarding the property with a stable style gate. The garden is mainly paved with mature shrubs.

There is a gate that gives access onto the side/rear garden. Paved driveway providing parking for several vehicles. Double garage measuring (5.99m X 4.78m) with electric up and over door, lighting, glazed window, power points, outside tap and plumbing for a washing machine. The Summer house is located at the north side of the garden and is of wooden construction with French doors giving access inside with power and light which are fed from the garage. The south side garden has a paved patio area which is perfect for alfresco dining, also with external power points. Steps lead onto the lawned area which is surrounded by flower beds and mature shrubs. Timber fencing around the garden providing privacy. Small steps lead down onto a gravelled pathway where there is a pond. The pathway continues around and gives access all the way around the rear and to the spiral staircase which leads up to the balcony that has external power points.

DIRECTIONS

From our Abergele office, turn left and proceed towards the roundabout. Take the first exit onto Market St/A547. Continue along and take the first exit at the second roundabout and proceed on the A547. Take a left turn onto Rhyd Y Foel. Continue along through the village and the property will be seen on the right hand side by way of our For Sale sign.

SERVICES

Mains electric and oil central heating. No appliances are tested by the selling agent.

