

Total floor area 227.0 sq. m. (2,443 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Conwy County Borough Council

DATE:

6th May 2021



Rainbow Cottage, Moelfre, Conwy, LL22 9RF

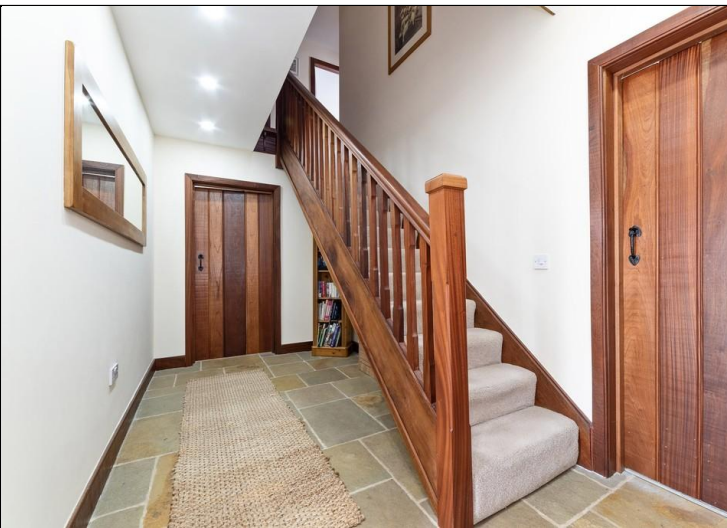
£1,199,950

- Modern detached house with balcony
- Four bedrooms
- 2 acre field
- Double garage

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A rare and exciting opportunity to purchase a stunning detached house overlooking a lakeland setting, together with five delightful self contained bungalows, all with twelve month residency. Also included is a two acre field which may lend itself to further development subject to planning.

RAINBOW COTTAGE

Built in 2015, this immaculate and attractive property has every modern refinement including underfloor heating, gas central heating and uPVC double glazing. There are timber latch doors throughout, LED lighting and practical flagstone flooring to the lower level. A double garage is positioned to the side and there are lawned gardens to the front and rear. The house boasts a first floor balcony to the front overlooking a stunning lakeland setting and the well presented accommodation can be described as follows;

HALLWAY

UPVC side panels and entrance door into hallway with ceiling spotlights, smoke alarm, loft hatch and power points.

CLOAKROOM

6' 7" x 6' 0" (2.02m x 1.84m) Fitted with a two piece suite comprising of floating wash hand basin and low flush wc. Obscure glazed window, ceiling spotlights, part tiled walls and flagstone flooring.

LOUNGE

19' 8" x 13' 2" (6m x 4.02m) With side panels and French doors opening to the front, side window, ceiling spotlights and power points. Double doors into family room.

KITCHEN/FAMILY ROOM

29' 3" x 17' 10" (8.94m x 5.44m) A lovely room equipped with an extensive range of modern wall and base cabinets with granite worktop surfaces plus an island. Ceiling spotlights, four windows to the front, side and rear and flagstone flooring. One and a half bowl stainless steel inset sink with mixer tap, part tiled walls, large Nexus range cooker with extractor fan over and space for large fridge freezer. Feature log burner and flue, space for dining suite and ample power points throughout.

UTILITY ROOM

13' 1" x 7' 2" (3.99m x 2.20m) Fitted with an extensive range of modern base cabinets, again with granite worktop surfaces. Ceiling spotlights, window and door to the rear plus flagstone flooring. Stainless steel inset sink with mixer tap, 'Ideal' LPG boiler, power points, space and plumbing for an automatic washing machine and drier.

STUDY/BEDROOM FOUR

14' 6" x 11' 7" (4.44m x 3.55m) With ceiling spotlights, two windows and power points.

STAIRS AND GALLERY LANDING

Staircase with timber balustrade. Landing with storage cupboard, ceiling spotlights and power points.

MASTER BEDROOM

18' 7" x 14' 3" (5.68m x 4.36m) Spotlights within a sloping ceiling, side panels and double French doors opening onto balcony and providing a lovely vista over the lakes. Side window, two radiators and power points. Door leads to landing gallery with side window and radiator and then further door into;

ENSUITE

10' 6" x 7' 9" (3.22m x 2.37m) Fitted with a white four piece suite comprising of freestanding bath with shower attachment, low flush wc, floating wash hand basin and corner shower cubicle. Fully tiled walls, ceiling spotlights, Velux window, wall mirror with lighting and chrome ladder style radiator/towel rail.

BEDROOM TWO

15' 9" x 12' 6" (4.82m x 3.83m) Windows to the front and side, ceiling spotlights, loft access, radiator and power points.

BEDROOM THREE

13' 1" x 12' 6" (4.01m x 3.83m) Window to the rear, ceiling spotlights, power points and radiator.

BATHROOM

10' 6" x 10' 5" (3.21m x 3.18m) Fitted with a white four piece suite comprising of freestanding bath with shower attachment, low flush wc, floating wash hand basin and shower cubicle. Fully tiled walls, two Velux windows, wall mirror with lighting, chrome ladder style towel rail/radiator.



OUTSIDE

Approached by a winding driveway and overlooking the Tyn Y Mynydd Fisheries with several beautiful lakes, this property is in a very special location. The property has feature outside lighting to the front, a lawned garden and paved pathways. There is a block paved driveway for several vehicles and a detached DOUBLE GARAGE (5.70m x 5.26m) with an electric door, power and light. The pathway leads to the side where there is a log store and then to the rear, which is fully enclosed, mainly lawned and has an insulated timber summer house with power. In addition, there is a field of approximately two acres which has a metal storage shed.

SERVICES

Sewerage plant in operation, LPG heating and mains electric. Please note no appliances are tested by the selling agent.

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. Rainbow Cottage will be seen by the lakes.

