



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

Conwy County Borough Council

DATE:

13th May 2021



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Bryn Teg, Groesffordd Marli, Abergele, LL22 9DS

£450,000

- Detached bungalow
- Four/five bedrooms
- Two ensuite facilities
- Quiet rural location

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
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A detached bungalow in an elevated position within the pleasant rural hamlet of Groesffordd Marli. The bungalow enjoys a countryside position, yet is within minutes of the A55 Expressway at Bodelwyddan. The city of St Asaph is within a short drive. With extensive rural and coastal views from the rear, this property has been extended and now provides spacious accommodation including four/five bedrooms, two of which have ensuite facilities. A pleasant kitchen/breakfast room adds to the ambience and there is potential for an annex, providing B&B possibilities. UPVC double glazed units and oil central heating throughout.

PORCH

Side panels and door open to porch with tiled flooring. Further side panels and door open into;

HALL

12' 4" x 8' 11" (3.78m x 2.73m) With coved ceiling, power point, radiator and oak flooring.

CLOAKROOM

4' 9" x 4' 5" (1.45m x 1.35m) Fitted with a white two piece suite comprising of low flush wc and wash hand basin within storage cabinets. Obscure glazed window, fully tiled floor and walls, radiator.

LOUNGE

18' 10" x 13' 9" (5.76m x 4.21m) A large feature fireplace encloses a multi fuel burner and a rustic beam. Coved ceiling, radiator, large window to the front and power points.

KITCHEN/BREAKFAST ROOM

24' 4" x 10' 4" (7.44m x 3.16m) With a range of timber wall and base cabinets with granite worktop surfaces. Glazed cabinet, rustic plate rack and inset storage cupboard with double doors. Space for large fridge freezer, double oven within tower unit, halogen hob, inset stainless steel sink with mixer tap over, space and plumbing for dishwasher, original

quarry tiles, part tiled walls, timber lined ceiling, power points and radiator. Space for dining suite. Window and sliding patio doors to the rear. Glazed timber doors to;

DINING ROOM

16' 7" x 9' 10" (5.07m x 3.01m) With two windows to the side and rear, radiator and power points.

UTILITY ROOM

9' 10" x 6' 10" (3.01m x 2.09m) Further cabinets, stainless steel sink and double drainer with mixer tap, floor standing oil boiler, space and plumbing for automatic washing machine, fully tiled walls, loft access, electric consumer unit, window and door to rear patio.

INNER HALL

BEDROOM ONE

15' 10" x 12' 8" (4.83m x 3.88m) With window to the rear, coved ceiling, radiator and power points.

BEDROOM TWO

17' 6" x 15' 9" (5.35(max)m x 4.81m) With window to the front, coved ceiling, range of fitted cupboards, radiator and power points. Folding door to;

ENSUITE

6' 0" x 3' 2" (1.83m x 0.99m) Fitted with a white three piece suite comprising of low flush wc and wash hand basin within storage cabinets plus a shower cubicle with electric shower. Heated mirror with shaver socket, fully tiled floor and walls and chrome ladder style radiator.

BEDROOM THREE

12' 11" x 11' 5" (3.96m x 3.49m) With window to the side, coved ceiling, radiator and power points.

BATHROOM

11' 3" x 7' 1" (3.45m x 2.16m) Fitted with a white four piece suite comprising of low flush wc, pedestal wash hand basin, panel bath and corner shower cubicle. Part tiled walls, obscure glazed window, radiator.

INNER HALL

With coved ceiling, loft hatch, power points, radiator and door to lounge.

BEDROOM FOUR

13' 8" x 12' 1" (4.19m x 3.70m) With side window, radiator and power points. Timber door to;

ENSUITE

5' 9" x 4' 10" (1.77m x 1.48m) Fitted with a white three piece suite comprising of low flush wc, pedestal wash hand basin and corner shower cubicle. Fully tiled floor and walls, obscure glazed window, extractor fan, wall mirror with lighting and radiator.

LOUNGE/BEDROOM FIVE

15' 10" x 10' 11" (4.85m x 3.34m) Currently used as a TV room with two windows, coved ceiling, radiator, wall lights and power points.

OUTSIDE

A large gate opens to the gravelled driveway, providing parking for several vehicles and leading to a **DOUBLE GARAGE** (7M X 5.83M). The garage has an electric 'up and over door', rear windows, power, light and two personnel doors. To the rear there is a paved patio enclosed within timber fencing with several slate and well stocked borders. Glorious views towards the Clwydian hills and coastline. Oil tank and rear access to the garage. Landscaped gardens grace the side aspect, being elevated, mainly laid to lawn and with plenty of mature shrubs and flowers. A paved patio provides a secluded seating area.

SERVICES

Oil central heating. Mains electric and drainage. Please note no appliances are tested by the selling agent.

DIRECTIONS

From the agent's office, proceed to the A55. Exit the A55 at Bodelwyddan and continue uphill, alongside Bodelwyddan Castle. At the top of the hill, take the sharp left bend, take the next right turning and then immediate left, signposted Llanefydd. Follow the lane and Bryn Teg will be seen on the left.

