

Anthony Flint

property consultants



Dairy Cottage, Pabo Lane,
Llangwstenin, Llandudno Junction,
Conwy, LL31 9JF

Asking Price Of
£395,000

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A detached stone cottage located in the village of Llangwstenin, retaining many charming features, benefitting from propane gas fired c/heating and d/glazing. Reception hall, lounge, kitchen diner, orangery, three ground floor bedrooms (main with en suite shower room) and family bathroom, to the first floor is a sitting room with balcony. Good sized plot with ample parking, gardens, patio areas and detached double garage.

Dairy Cottage was originally part of the adjoining farm and formed part of the working farm buildings and could possibly have been the milking shed. The property now offers a traditional stone Welsh long house cottage, situated in the tranquil semi-rural countryside in the sprawling hamlet of Llangwstenin, on the outskirts of Llandudno Junction. Retaining many charming features, 'Dairy Cottage' offers two reception rooms, farmhouse kitchen, small orangery, three bedrooms, shower & bathroom, plus a detached double garage and benefits from propane gas fired central heating, double glazing and private drainage.

RECEPTION HALL built in utility cupboard housing hot water cylinder, plumbing for washing machine, quarry tiled flooring.

ORANGERY 13'7" x 8', atrium roof window, double French style doors to terrace area.

FARMHOUSE KITCHEN/DINER 18'9" including stairwell x 13'5" fitted with a range of country style wall, base and drawer units including wine and plate racks with tiled work surfaces over, matching tiled splash backs, inset Belfast style sink with mixer tap, feature recess with decorative tiled splash back, additional feature recess with inset timber over mantle with open grate, ceramic tiled flooring, exposed beam ceiling with spot lighting, television point, stairway to sitting room. Stable door giving access to front paved patio area and a spindled staircase leads up to:-

FIRST FLOOR SITTING/DINING ROOM 19'6" including stairwell x 11'7" timber double glazed French style doors leading onto the balcony with views over the garden and surrounding countryside, under eaves storage cupboards, radiator, inset spot lighting wood block flooring

LOUNGE 16'8" x 16'4" feature fireplace with inset timber beam mantle, slate hearth and inset cast iron wood burning stove, vaulted ceiling with twin Velux roof-light windows, picture rail, two radiators, television point, feature port-hole window, ACCESS TO cot loft storage space.
INNER HALL, built in book shelving, double wardrobe with decorative panelled doors.

BEDROOM ONE 12'11" x 12'11", side & rear aspect, built in corner wardrobes with hanging rail and shelving. Access to:
EN SUITE SHOWER ROOM 12'11" x 3'8", fully tiled shower cubicle, vanity wash hand basin and w.c., inset spot lighting, extractor fan,

BEDROOM TWO (L-SHAPED) 13'9" x 11'1", rear aspect

BEDROOM THREE 9' x 7'5", rear aspect.

BATHROOM 11'4" x 5'3", three-piece suite comprising panelled bath with shower taps, vanity wash hand basin and w.c., part clad walls to dado rail, decorative tiled walls around bath, tiled flooring, stripped skirting boards, decorative timber coving, spot lighting, extractor fan, radiator.

DETACHED DOUBLE GARAGE BLOCK

Left Hand - 13'4" x 9'10" double opening doors, built in storage cupboard
Right Hand - 19'5" x 9'9" double opening doors, power, and inset spot lighting.

SHOWER ROOM with shower, wash hand basin and w.c.

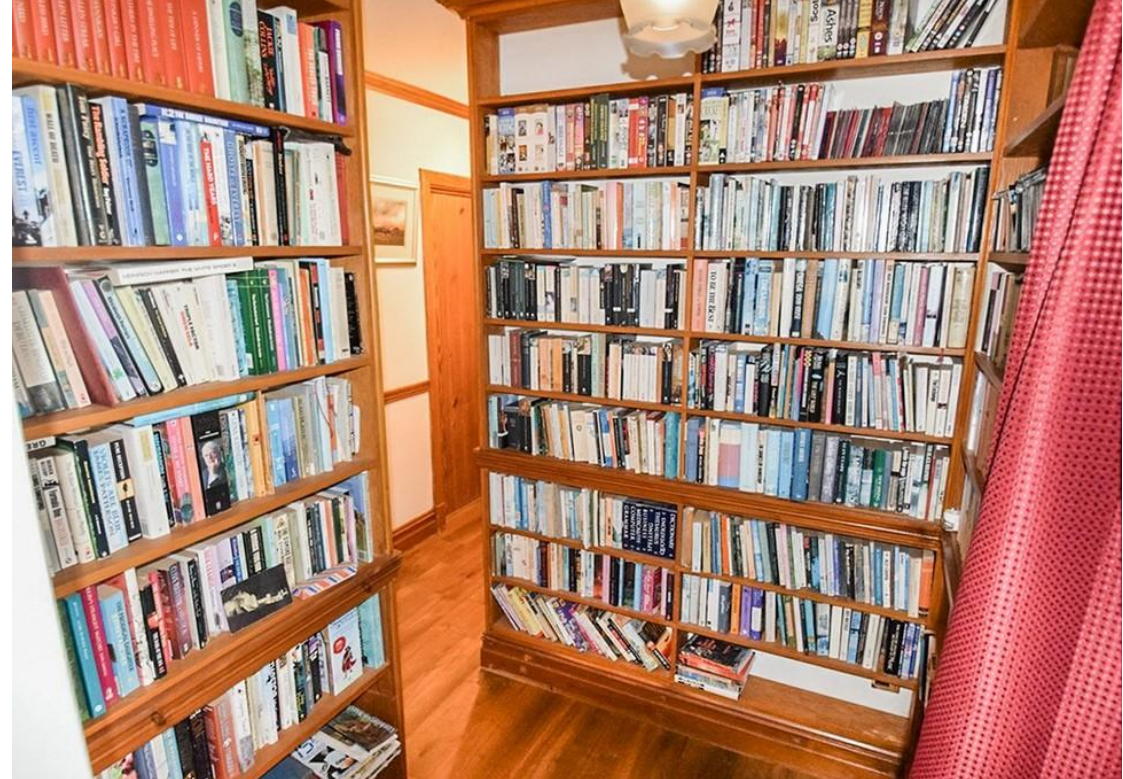
FIRST FLOOR STOREROOM with limited head room.

EXTERNALLY

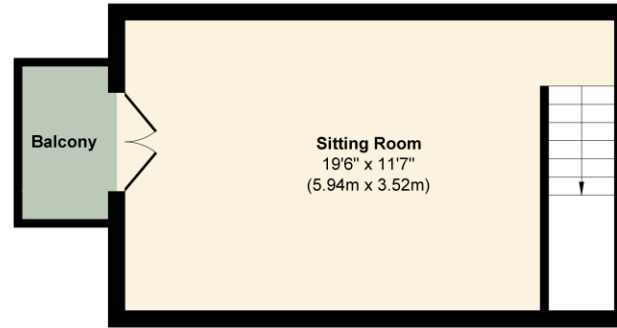
Double wrought iron gates lead into the gravelled drive with space for 4/5 cars, front garden with established and specialist trees & shrubs, paths to side of garage lead to a **CONCEALED SUNKEN GARDEN AREA** with countryside views.

At the rear of the Garage is an enclosed shared area with propane bulk gas cylinders. To the front of the property is a paved patio area with external power points & tap.

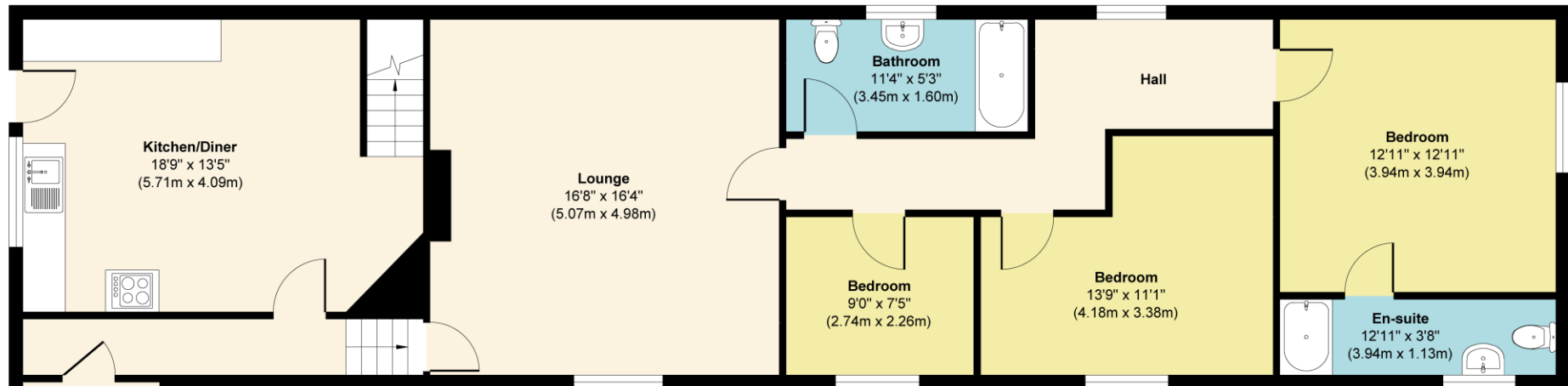
**FREEHOLD - COUNCIL TAX BAND F - EPC – F. Land Registry Title No WA746984
AHF September 2021.**



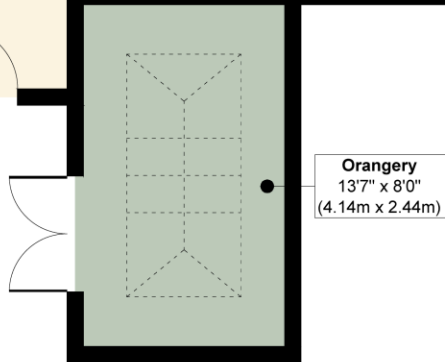
Dairy Cottage



First Floor
Approximate Floor Area
224 sq. ft
(20.90 sq. m)



Ground Floor
Approximate Floor Area
1177 sq. ft
(109.40 sq. m)



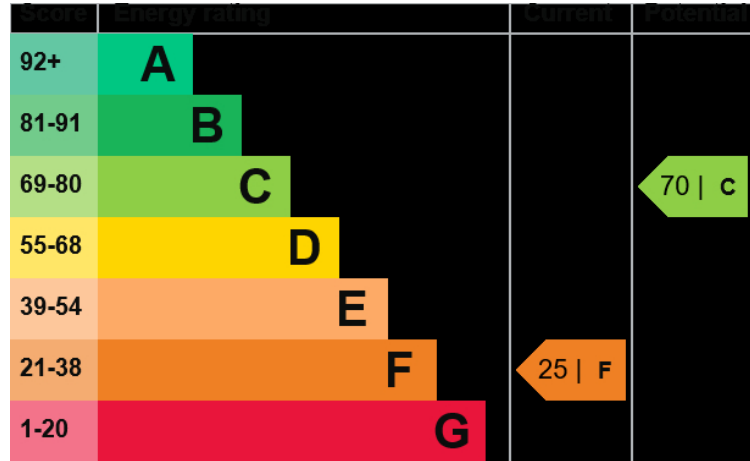
Orangery
13'7" x 8'0"
(4.14m x 2.44m)



Approx. Gross Internal Floor Area 1401 sq. ft / 130.30 sq. m

Not to Scale. For illustration purposes only.

Produced by Elements Property



Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. We are informed by the vendors that the Council Tax Band is Band F Conwy County Borough Council.

Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity and Funds: In order to comply with anti-money laundering regulations, Anthony Flint Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address. **PROOF OF FUNDS:** a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.