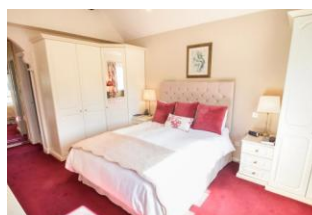


Noddfa, 12 Craig Wen,
Rhos on Sea, Conwy, LL28 4TS

Asking Price Of
£695,000



Anthony Flint

property consultants



DESCRIPTION

Noddfa (a place of Welcome & Peace)

The accommodation is both subtle and relaxed, emphasising the flowing living space, with some high ceilings and a variety of different designed windows that allow a natural South-East light to pour through, creating a sense of scale and volume. This is an interesting, quality, spacious and versatile home, which can provide Bungalow style accommodation on the ground floor and extensive Guest/Extended Family space on the first floor. Ideally located in the pleasant seaside village of Rhos on Sea, one of the most sought-after locations in the UK in 2021, according to Rightmove, just a short ten minute walk to the beach and close to a variety of bus routes and local amenities.

GROUND FLOOR

Impressive Vestibule and Galleried Entrance Hall, Lounge, Dining Room, Conservatory, Large Fitted Kitchen with Breakfast Area, ground floor Principal Bedroom Suite with En-suite Shower Room and Dressing Area, separate Cloakroom, Utility Room, rear Porch, plus, an Outside Garden Room.

FIRST FLOOR

Two good-sized Double Bedrooms with fitted bedroom furniture, a Single Room with fitted robe, a small Home Office with twin Velux windows and a spacious Contemporary Styled Bathroom.

EXTERNALLY

A Large Detached Double Garage with additional Storeroom, block paved drive and turning area with space for 6 cars, or leisure home/vehicles/crafts.

Beautiful, landscaped grounds with wisteria and honeysuckle, patio terraces, small orchard, rock formation feature with sunny sitting areas.

ENTRANCE VESTIBULE

with feature Atrium style apex window, radiator, double doors with bevelled glass into:

GALLERIED RECEPTION HALL

apex ceiling, feature window, radiators, Oak spindled staircase to first floor landing, storage cupboard.

CLOAKROOM

uPVC frosted double glazed window to side elevation, inset spotlights, low flush w.c., wash hand basin, a range of built-in cupboards and drawers and mirrored cupboard with light over, radiator, extractor.





LOUNGE

16' 2" x 14' 6" max (4.93m x 4.42m) Front East/South aspect with views of Bryn Euryn Hillside and beyond, coved ceiling, two radiators, 'WIKING' log burner which is two years old, set on a solid slate raised hearth, this very efficient stove has a highly insulated combustion chamber, double doors with bevelled glass panels lead to:

DINING ROOM

17' 5" x 12' 8" (5.31m x 3.86m) Side aspect, coved ceiling, two radiators, double doors with bevelled glass panels lead to:

CONSERVATORY

15' 0" x 12' 3" (4.57m x 3.73m) uPVC double glazed windows to rear and side elevations, part brick built, uPVC double glazed door to rear garden, radiator, ceiling fan and light, hatch into kitchen.





KITCHEN/BREAKFAST ROOM

19' 8" x 16' 7" (5.99m x 5.05m) Rear aspect overlooking the terrace and garden, feature Vaulted ceiling, twin large pane Velux roof light windows allowing light to flood in, downlights. Extensive range of base and wall units with light cream coloured door and drawer fronts finished with complimentary coloured roll top work surfaces, 1.5 bowl sink unit with drainer and mixer tap, five ring multi fuel range cooker with hot plate and oven, tiled upstand and extraction canopy, display cabinets, centre island with wood block work surface, integrated dishwasher, space for fridge/freezer, built in bookshelf, hatch to conservatory, part tiled walls, engineered OAK flooring, two radiators. REAR PORCH 10' 0" x 4' 6" (3.05m x 1.37m)

UTILITY ROOM

10' 7" x 8' 0" (3.23m x 2.44m) uPVC double glazed window to side elevation, a range of wall and base units with roll top work surfaces over, stainless steel sink with drainer. Newly installed (March 2022) floor mounted 'Worcester Bosch Comfort 2 RF' combination boiler, space for washing machine and tumble dryer and other white goods, part tiled walls, radiator, storage cupboard, inset spotlighting.

PRINCIPAL BEDROOM

18' 4" x 11' 4" (5.59m x 3.45m) Two uPVC double glazed windows, one to front elevation has far reaching views, one to side elevation, radiator, exposed beam ceiling, radiator, spot lights, a range of fitted wardrobes, bedside cabinets, range of fitted drawers, dressing table, double mirrored wardrobe.

ENSUITE SHOWER ROOM

uPVC double glazed window to side elevation, large shower cubicle with Mira mains fed shower, low flush w.c., wash hand basin, storage cupboards with work surface, radiator, inset spotlights, fully tiled walls with border.

STAIRS TO FIRST FLOOR GALLERIED LANDING

Access to loft, radiator.

BEDROOM TWO

14' 6" x 13' 5" (4.42m x 4.09m) Two uPVC double glazed windows to front elevation with far reaching views, radiator, television point, range of fitted wardrobes with drawers.

BEDROOM THREE

13' 4" x 13' (4.06m x 3.96m) uPVC double glazed feature window with inset triangular mirror, far reaching views, inset spotlights, radiator, a range of fitted wardrobes with cupboard and drawers.







BEDROOM FOUR

10' 4" x 8' 10" (3.15m x 2.69m) uPVC double glazed window to rear elevation overlooking rear garden, radiator, inset spotlights, built in wardrobe.

HOME OFFICE/STUDY

11' 6" x 6' 3" (3.51m x 1.91m) Two double glazed Velux style windows to rear elevation, sloping ceiling, radiator.

FAMILY BATHROOM

15' x 10' (4.57m x 3.05m) Two double glazed windows to rear elevation, free standing bath with waterfall tap and shower attachment, wash hand basin with waterfall tap, low flush w.c., chrome style heated towel rail, feature vertical radiator, inset spotlights, mirrored cabinet and storage shelves, fully tiled walls and floor.



EXTERNALLY

Front - Long block paved driveway and turning area with landscaped front garden and rockery, established planting, outside light. Side - driveway giving access to DOUBLE GARAGE. Rear-landscaped Garden, flagged seating area, OUTSIDE GARDEN ROOM with glazed canopy ideal for Alfresco dining around a smoking 'chimenea', climbing plant covered timber arbour tunnel, outside tap and outside electric point, steps cut into rock face with ornamental pond and seating area. Log Store. Orchard with a variety of fruit trees, wood and glazed timber shed, flagged pathway giving access to a gate onto Llandudno Road, walled and fenced boundaries.

DETACHED DOUBLE GARAGE

21' 9" x 21' 5" (6.63m x 6.53m) Electric double up and over doors, additional eaves storage, additional storeroom, power and light. Wine store, sink with hot water system, soap dispenser, electric trip switch. Outside lighting.

FREEHOLD - COUNCIL TAX BAND - G - EPC D. Land Registry Title No. WA986917.

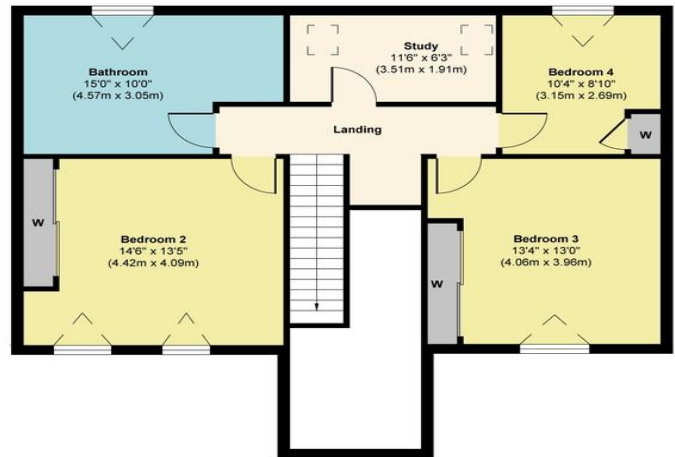
AHF March 2022



12 Craig Wen



Ground Floor
Approximate Floor Area
1390 sq. ft
(129.13 sq. m)



First Floor
Approximate Floor Area
896 sq. ft
(83.24 sq. m)

Approx. Gross Internal Floor Area 2286 sq. ft / 212.37 sq. m

Not to Scale. For illustration purposes only.
Produced by Elements Property

Anthony Flint
Property Consultants

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 G.

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: 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.

General: If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.



Age Group	Band	Band	Band
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 are 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