

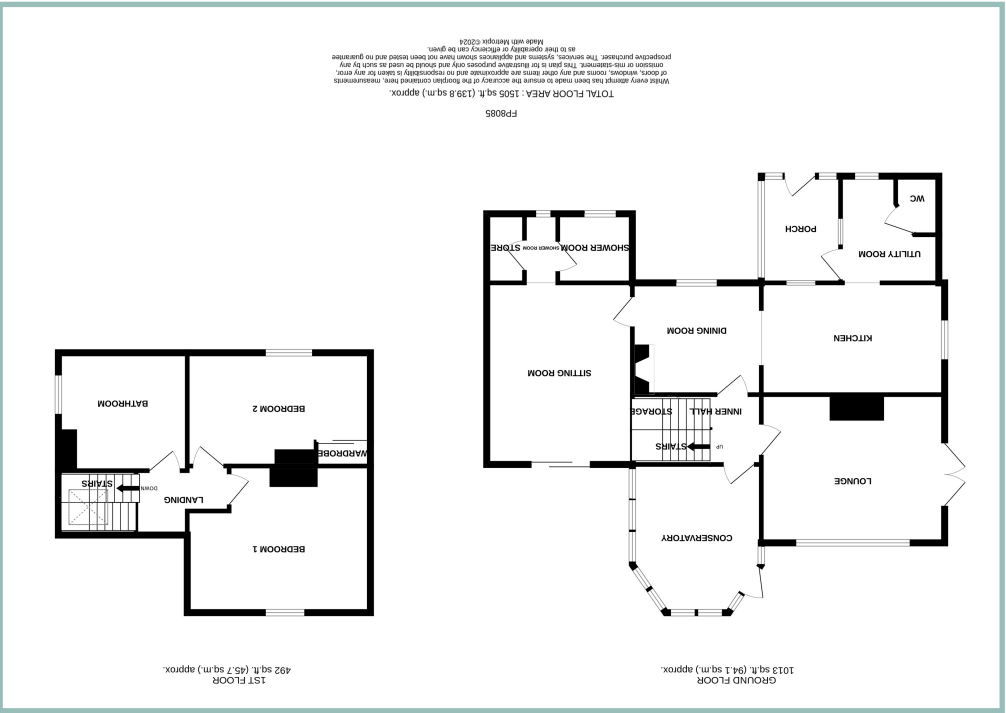
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Score	Energy rating	Current	Potential
92+	A	46 E	87 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Two/Three Bedroom Detached Home With Approximately 6.5 Acres of Land

Description

A beautifully presented and extended two/three bedroom detached home with approximately six and a half acres of land to include four paddocks, five caravan pitches, lovely landscaped gardens and stables.

Newry Grange is located on the outskirts of the village and allows for easy access to the A55, link road to Llandudno, Conwy and the lovely Conwy Valley. The property enjoys far reaching countryside and mountain views and a wealth of possibilities! The current owner run a small privately run camping and caravan site with five pitches with electric for caravans and motorhomes and space for up to ten tents. There is the addition of four paddocks and stable block allowing the new owner to utilise the space for equestrian purposes or as a small holding to create the good life.

The accommodation comprises: Entrance porch, utility room with space and plumbing for a washing machine and dryer and fridge/freezer, W.C, kitchen/breakfast room with an oil fired range, electric oven and induction hob, integrated dishwasher and breakfast bar area. Dining room with double sided multi fuel stove and access into the sitting room which has patio doors onto the rear garden, a store room and modern shower room, this room could also be used as a third ensuite bedroom. Lounge with patio doors onto the rear garden and a conservatory with access onto the rear garden. An inner hallway with stairs leads to the first floor accommodation: Landing with Velux window and an area ideal for a study space, master bedroom with vanity unit and a second double bedroom and five piece bathroom.

UPVC double glazing and Oil fired central heating system with an external Worcester Bosch boiler.

To the outside the property is a driveway providing ample parking, double garage with power and light and carport/store. The property has a lovely well landscaped garden surrounding the house with a raised decked seating area/entertainment space which enjoys a south facing aspect and the lovely views, there is a flagged patio to the side with a small ornamental pond, large lawned areas with two ponds, greenhouse and timber shed. A further driveway leads to the caravan/camping area which has gravelled pitches for the caravan/motorhomes. There is a stable block with two stables, large store and chicken coops adjacent to the four paddocks.

- * DETACHED AND EXTENDED TWO/THREE BEDROOM HOME
- * APPROXIMATELY 6.5 ACRES OF QUALITY LAND
- * CURRENTLY RUN AS A SMALL PRIVATE CARAVAN AND CAMPING SITE
- * POTENTIAL TO USE FOR EQUESTRIAN PURPOSES
- * ENJOYS SUPERB FAR REACHING COUNTRYSIDE & MOUNTAIN VIEWS
- * SITUATED ON THE OUTSKIRTS OF THE VILLAGE
- * VERY WELL MAINTAINED HOME & LAND
- * FREEHOLD



2/3 Bedroom
Detached House

Newry Grange
Pablo Lane
Llandudno Junction
Conwy
LL31 9JE

£650,000

Reference Number: FP8085
10/7/2024

Fletcher & Poole,
3 Lancaster Square,
Conwy LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 583100
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

Location

Llandudno Junction is a town in Conwy County, the town offers fantastic travel links with local bus services, main line railway station, it also offers easy access to the A55 and A470 for commuting. The local amenities include primary school and shops.

Directions

From our Conwy office proceed round Conwy on the one way system and proceed over the Conwy Bridge towards Llandudno Junction. At the roundabout turn right and proceed to the A55. Turn left on to the A55 and exit at the next junction signposted Betws-y-Coed and Glan Conwy, take the first exit then right on to Pabo Lane. Follow the road round where Newry Grange can be found on the right.

Council Tax Band: E (provided on www.voa.gov.uk)

Energy Efficiency Rating: E



Two/Three Bedroom Detached Home With Approximately 6.5 Acres of Land

Entrance Porch

9' 6" x 6' 8" 2.89m x 2.03m

Sitting Room

14' 10" x 12' 4" 4.52m x 3.76m

Conservatory

11' 11" x 11' 8" 3.63m x 3.55m



Dining Room

10' 10" x 10' 1" 3.30m x 3.07m

Lounge

15' x 13' 4.57m x 3.96m



Inner Hall

10' 10" x 5' 11" 3.30m x 1.80m

Kitchen

14' 9" x 9' 3" 4.49m x 2.82m



Utility Room

8' 11" x 8' 3" 2.71m x 2.51m

Store

4' 7" x 3' 1" 1.40m x 0.93m

Landing

14' 6" x 5' 10" 4.42m x 1.78m

Bedroom One (Plus Wardrobes)

12' 10" x 12' 3" 3.91m x 3.73m



Bedroom Two

14' 11" x 9' 6" 4.54m x 2.89m

Bathroom

10' 10" x 10' 2" 3.30m x 3.10m



Garage

18' x 21' 7" 5.49m x 6.58m



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