

# DETACHED COTTAGE IN NEED OF FULL REFURBISHMENT SITUATED IN APPROX 0.5 ACRE OF LAND

## Description

An extended farmhouse in need of full refurbishment, set within approx. 0.5 acre of land in a most scenic and tranquil location. Due to the size of the land, the property could be knocked down and something rebuilt in its place or elsewhere within the land.

In brief the accommodation comprises, Entrance porch with double doors leading to the spacious reception hallway, to the left there is a door leading to the open plan living and dining room with windows to three sides and double doors to the rear, a further door leads to a utility room/boot room with access to the rear. Moving back to the reception hallway the door to the right leads to the original cottage and the living room with large inglenook fireplace, stairs lead to the first floor bedroom area above, there is also access from the staircase to the extension, a spacious room as you enter is unfinished but provides space for further bedroom and landing area and a large trapdoor where a proposed new staircase could be placed, there is a further small hallway leading to a second bedroom with windows to two sides, and the main bathroom.

The property requires full refurbishment and better planned accommodation. The land that the property sits on, we are advised is approximately half an acre and has a small stream running through it, a small forest area and plenty of land to build new – Subject to planning permissions.

- ✓ DETACHED COTTAGE
- ✓ APPROX. 0.5 ACRES OF LAND
- ✓ DEVELOPMENT OPPORTUNITY (STPP)
- ✓ DELIGHTFUL SETTING
- ✓ POPULAR & CONVENIENT LOCATION
- ✓ NO CHAIN

## Reception Hallway

10' 1" x 8' 2" 3.8m x 2.5m

## Living Room

10' 1" x 10' 1" 3.8m x 3.8m



## Kitchen / Dining Room

7' 11" x 7' 7" 2.4m x 2.3m  
Widening to 9' 10" x 16' 7" 3.1m x 5.5m



## Rear Utility / Boot Room

7' 3" x 8' 7" 2.2m x 2.6m

## Bedroom One

10' x 10' 2" 3.6m x 3.10m

## Bedroom Two

10' 6" x 17' 5" 3.20m x 5.30m



## Bathroom

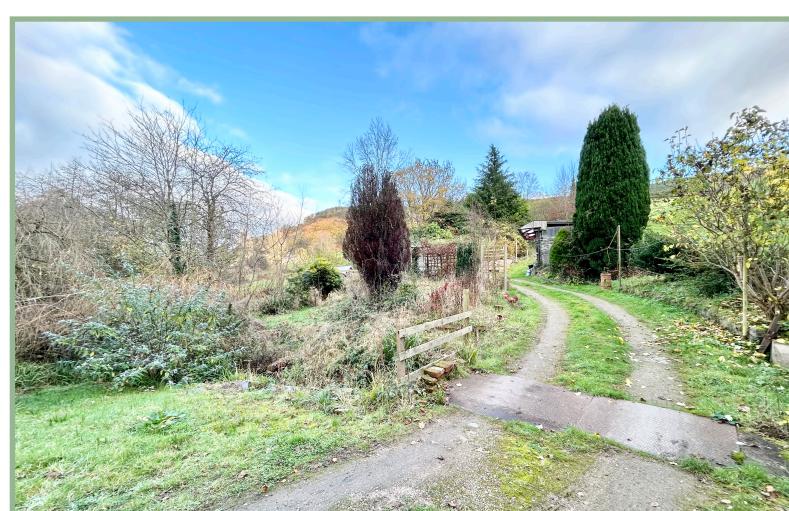
7' 11" x 8' 6" 2.4m x 2.6m

## Room Three / Landing Area

12' 10" x 8' 2" 3.9m x 2.5m

## Location

The property is located in the small hamlet of Dolwyd, in between Colwyn Bay and Llandudno. It is conveniently located for the A55 dual carriageway for easy access to Chester and the motorways beyond.



## Directions

From our Conwy office proceed under the archway, turn right and follow the one-way system over Conwy Bridge. At the roundabout take the third exit, at the second roundabout take the 2nd exit and turn left onto the A55. Take exit 19 and at the roundabout take the 4th exit onto Conway Road. At the mini roundabout take the first exit, proceed down this road. Turn right at the bus stop and then the first turn on the left where the property can be found after a short distance, again on the left.

Council Tax Band: TBC (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: G

## 2 Bedroom Cottage

**TAN Y COED  
FFORDD CILGLASSYN  
DOLWYD  
CONWY  
LL28 5HS**

**£250,000**

Reference Number: FP8210  
19/11/2024

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  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

