



Plas Hafod, Groesffordd Marli, Abergele

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**STRUTT
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Plas Hafod

Groesffordd Marli, Abergele LL22 9DS

A beautifully appointed detached home with substantial outbuildings in a magnificent North Wales rural setting

A55 (Jct 26) 2 miles, Abergele 5.5 miles, Rhyl 7.0 miles, Llandudno 17.4 miles, Chester 30.7 miles, Liverpool John Lennon Airport 51.3 miles, Manchester Airport 60.5 miles

Porch | Entrance hall | Sitting room | Office
Dining room | Kitchen/ breakfast room
Snug/family room | Utility | Store
Boot room | 2 Cloakrooms | Gardener's Store
Principal bedroom with en suite bathroom
3 Further bedrooms | Family bathroom | Garage
Barn | Outbuildings | Garden
EPC: D | Approximately 8 acres may be available by separate negotiation

The property

Plas Hafod is a handsome detached home with attractive rendered elevations, four spacious bedrooms and beautifully appointed accommodation throughout. The property also includes extensive outbuildings formerly used as kennelling facilities, which constitute a significant business opportunity.

The ground floor has a sizeable sitting room with feature fireplace, a formal dining room and at the rear, an open-plan, extended snug/family room, breakfast area and kitchen with exposed timber framing, full-height windows and French doors providing panoramic views of the surrounding countryside and access to the rear terrace. The kitchen itself has fitted units to base and wall level, a central island with a breakfast bar and integrated appliances. Further storage is available in the utility room, store and boot room, with the ground floor also including an office with external access.

Upstairs, the well-presented bedrooms include a principal bedroom with built-in storage and a large, luxury en suite bathroom, which includes a freestanding bathtub, dual washbasins, a walk-in shower and uninterrupted countryside views. There is also a family bathroom with a separate shower unit.

Outside

Two separate private pillared gates lead respectively to the house, and outbuildings. Following through the left gate, the driveway leads to a large parking area to the front of the property with access to the detached double garage for further parking, storage and workshop space, while the right track sweeps down to the outbuildings which include a large barn with a workshop and extensive outbuildings and hardstanding.

The immaculate south-facing garden is mostly to the rear and includes an elevated area of decking (a glass balustrade is to be installed), a roofed oak framed gazebo adjoining both the family area and sitting room, and a well-maintained area of lawn with border hedgerows and various established shrubs and trees.

Approximately 8 acres may be available by separate negotiation.





Location

The property occupies a beautiful, peaceful rural setting in North Wales, with views of the surrounding countryside. Just outside the village of Groesffordd Marli, with its local primary school. Two miles away, the village of Bodelwyddan provides several everyday amenities, including local shops, a pharmacy, Glan Clwyd Hospital, and an additional primary school. St. Asaph Business Park is also 1.8 miles from the home.

The North Wales market towns of Abergele, Rhyl, and seaside resort of Llandudno offer a wider range of day-to-day amenities including a wealth of shopping, restaurants, cafés and supermarkets, as well as secondary schooling. There are a number of independent schools nearby including Rydal at Colwyn Bay, Fairholme in St. Asaph and Myddelton College in Denbigh. The King's & Queen's schools in Chester are also within commuting distance.

The area has a good deal of leisure facilities including golf at several local courses, sailing at Conwy and along the Welsh coastline, while the rugged mountain landscapes of Snowdonia National Park are also within easy reach for both walking and climbing excursions. The A55 expressway, providing access to Chester, the North Wales Coast and the larger motorway networks beyond, is just 2 miles away. Colwyn Bay station provides regular services to Chester, with onward links to London, and Liverpool John Lennon and Manchester Airports offer a wide range of domestic and international flights.



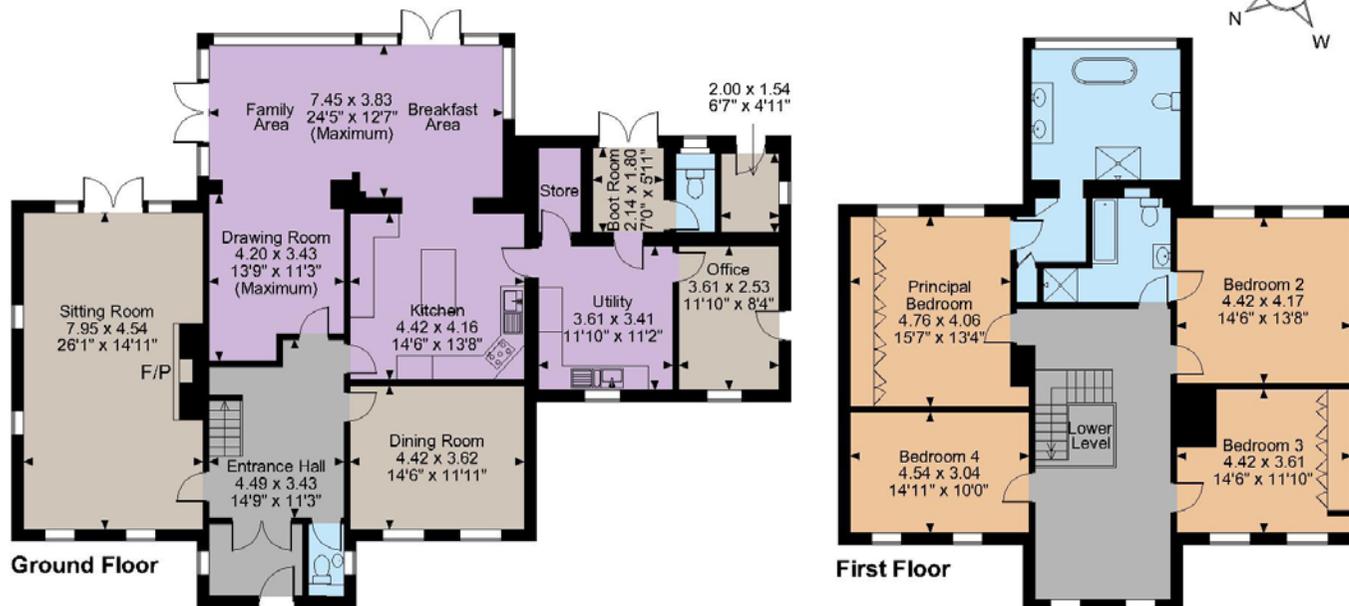








Floorplans
 Main House internal area 3,198 sq ft (297 sq m)
 Garage internal area 1,199 sq ft (111 sq m)
 Outbuilding internal area 5,325 sq ft (495 sq m)
 Total internal area 9,722 sq ft (903 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Chester, take the A55 west into Wales and leave at junction 26. Turn left onto Ffordd William Morgan and at the roundabout, take the third exit to remain on Ffordd William Morgan. At the next roundabout, take the third exit onto Glascoed Road and after 0.7 miles, turn left, following the sign for Marli. At the junction, turn right and then after passing the primary school and the church, turn left. Continue along the road for approx 0.4 miles, where the driveway to the property will be on your right hand side.

Alternatively follow What3Words:
 ///combines.creatures.emporium

General

Local Authority: Denbighshire County Council

Services: Mains electricity and water. Private drainage via septic tank. Oil-fired central heating.

Council Tax: Band G

Fixtures and Fittings: All fixtures and fittings are excluded from the sale, but may be available by separate negotiation.

Tenure: Freehold

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Guide Price: £1,200,000

Cheshire & North Wales

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