



Minffordd

Marian, Trelawnyd LL18 6EB

 **jackson**
property

Minffordd

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An angelic 5-bed property, with equestrian facilities and circa 7 acres of land and gardens within an area of outstanding natural beauty.

- 5-bed character property, perfect for family living and with far reaching views.
- GF: Entrance hall, Kitchen, utility/boot room, sitting room, Hall/dining room, living room and WC.
- FF: Large master bedroom with fitted wardrobe and shower en-suite, three double bedrooms, single bedroom/office and family bathroom.
- 2 x timber framed buildings with 5 x stables.
- Manege 20m x 40m.
- Large parking area and gardens.
- Well fenced and secure paddocks.
- In all about 7.2 acres

Trelawnyd 0.5m | Dyserth 3m | Prestatyn 4m |
Rhyl 7m | Chester 24 miles | Wrexham 28m |
Conwy 23m



Location

Minffordd is located with an area of outstanding natural beauty and only a short distance from the picturesque village of Trelawnyd. The village boasts a village pub, local church and school. The property is conveniently placed close to the towns of Prestatyn and Rhyl, both of which offer a comprehensive range of facilities and amenities.

In terms of transport links, Minffordd is located only a short drive from the A55, linking north Wales and ideally placed between Chester and Conwy. There are good railways links in Prestatyn and Rhyl, all of which link the north of Wales to Chester and beyond.

On the educational front, there is a primary school located in the village, whilst Prestatyn and Rhyl have a number of private and state schools. There are several golf courses locally and sports facilities at the local towns. The area is outlying heaven with countless quiet country roads and endless exploring to be done throughout the Welsh countryside and coastlines.

Description

Minffordd is accessed from the A5151 via a central driveway, with the property on the right and land on the left. The property is of stone construction with part of the elevations rendered under and slate roof. It has a large tarmac parking and turning area with stoned driveway continuing onto the equestrian facilities. The property offers a rural setting within its own land and yet only a short distance to the local village and surrounding towns. The ground floor consists of a smart entrance hall, open plan Kitchen and sitting area, utility/boot-room with a back door onto the rear of the property, living room, sitting room and hallway which can be used as a dining room. The ground floor also benefits from plenty of





storage space, a separate cloakroom and WC. The first floor boasts a good-sized master bedroom, with fitted wardrobe and shower en-suite. There are three further double bedrooms, a family bathroom with bath and shower above and a single bedroom/office complete the first floor. The property has been extended during the ownership of the current vendor. There is plenty of space and storage, whilst it feels light and airy throughout. There are further options to extend and renovate subject to the appropriate permissions.

Outside

The property has a large tarmac parking area adjacent and a stone driveway leading to the equestrian facilities. To the side and rear of the property is a lawned garden. The garden is surrounded by a mature hedge, giving privacy and security.

Beyond the parking area lies the equestrian facilities, including: a timber-built building containing two stables, and store. A further timber range with three stables. All the stables measure 12" x 12" and have rubber mats. The building has water and power. Behind the stables is a 40m x 20m outdoor arena with a sand surface.

The land equates to circa 7.2 acres and is well fenced with water to all the paddocks.

Services

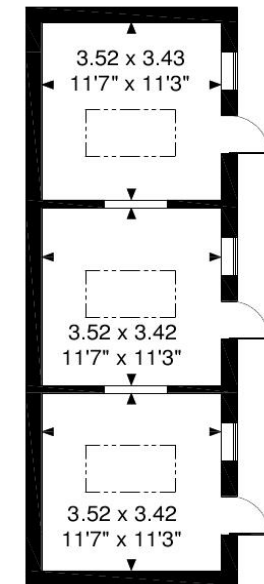
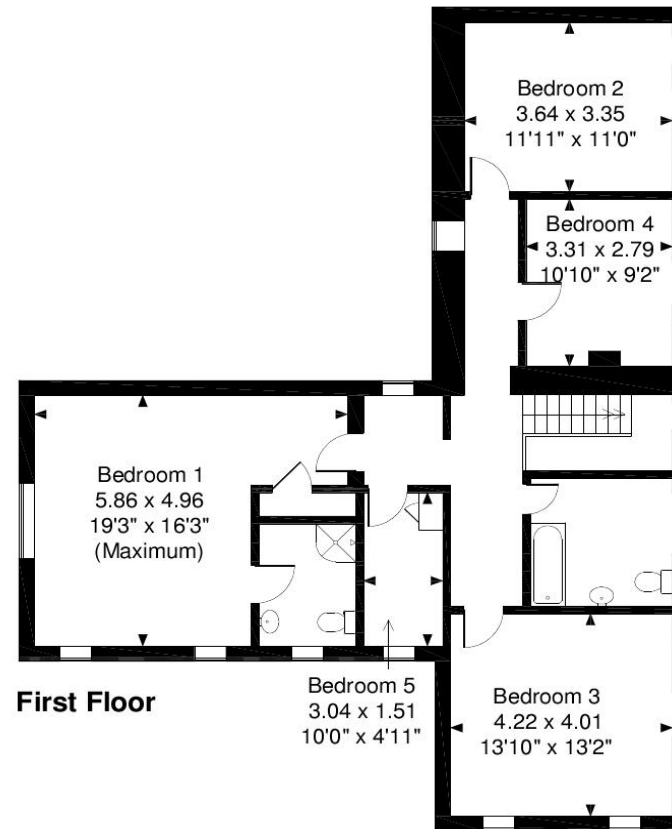
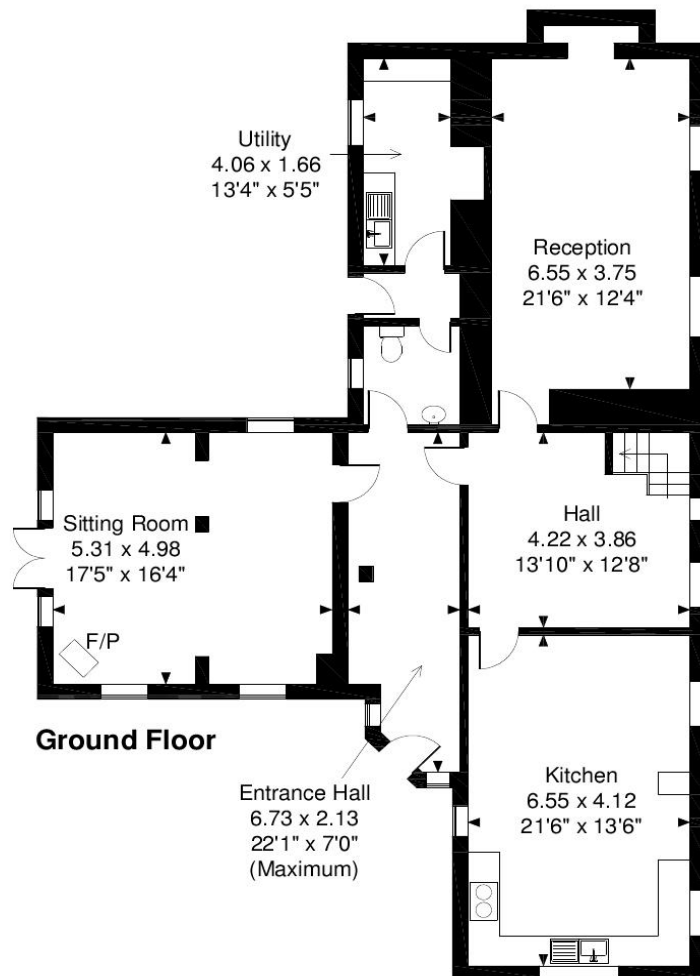
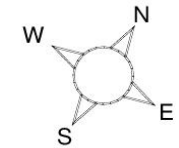
Mains water, electricity, oil fired central heating with private drainage.

Viewing

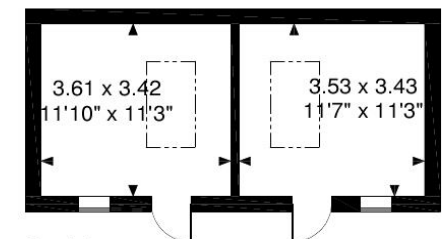
Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.



Marian, Rhyl, Trelawnyd
Approximate Gross Internal Area
Main House = 2516 Sq Ft/234 Sq M
Stables = 668 Sq Ft/62 Sq M
Total = 3184 Sq Ft/296 Sq M



Stable

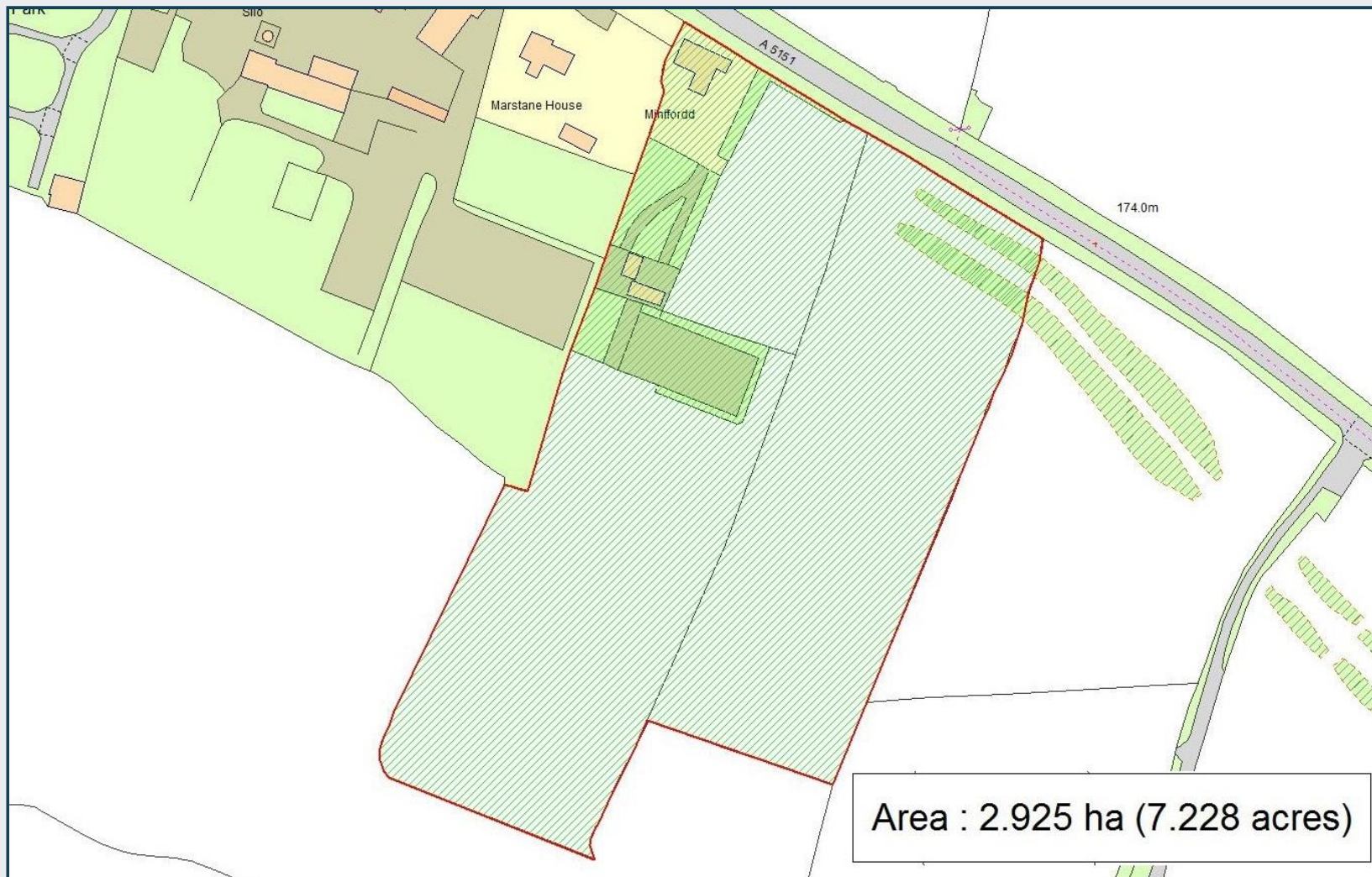


Stable

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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