



# JONES PECKOVER

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47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## 11, St. Davids Road, Old Colwyn, Colwyn Bay, LL29 9BH

- Beautifully presented 3 Bedroom House
- 2 Reception Rooms
- Gardens and Off Road Parking
- Gas Fired Central Heating
- Modern Fitted Kitchen/Breakfast Room
- Sea Views
- Double Glazing
- Convenient Location



This beautifully presented 3 bedroom home is tastefully decorated throughout and offers spacious and light accommodation with Living Room, Dining Area, Conservatory and modern fitted Kitchen/Breakfast Room with integrated appliances to the ground floor, with 3 double Bedrooms and spacious 4 piece Bathroom to the first floor.

To the front, a paved driveway provides ample off-road parking whilst the rear gardens are enclosed and private and provide an ideal outdoor space with lawns and decked seating area. A large timber shed provides useful storage space and benefits from power and lighting.

Conveniently located close to the centre of Old Colwyn which offers an excellent range of shopping and leisure amenities and within easy reach of the coastline and the A55 Expressway.

Double glazing throughout, gas fired central heating.

Viewing Recommended.

## ACCOMMODATION (APPROXIMATE MEASUREMENTS ONLY)

### SPACIOUS ENTRANCE HALL

Laminate flooring. Central heating thermostat. Space for a desk. Radiator.

### KITCHEN

18'0" x 7'10" (5.49m x 2.39m)

With a range of fitted wall and base units having complementary work surfaces. Stainless steel sink unit with mixer tap. Space for a fridge and a freezer. Tiled effect laminate flooring. Glazed uPVC door leading to rear garden and seating area. Void for cooking range with large stainless steel extractor hood. Integrated dishwasher and washing machine.

### DINING AREA

10'2" x 5'8" (3.11m x 1.74m)

Laminate flooring. Built in storage. Door to conservatory. Open to:

### LOUNGE

18'7" x 9'10" (5.68m x 3.02m)

Feature marble fireplace with marble hearth housing a gas flame fire. Television point. Radiator.

### CONSERVATORY

13'9" x 8'6" (4.2 x 2.6)

Laminate flooring, French doors to rear garden.

### FIRST FLOOR LANDING

#### BEDROOM NO: ONE

12'1" x 11'3" (3.69m x 3.45m)

Built in wardrobes. Radiator. Storage cupboard. Radiator.

#### BEDROOM NO: TWO

10'8" x 10'0" (3.27m x 3.05m)

Radiator. Laminate flooring.

#### BEDROOM NO: THREE

10'0" x 7'3" (3.07m x 2.22m)

Overlooking rear. Radiator.

### BATHROOM

11'6" x 5'8" (3.51m x 1.73m)

Panelled bath. Shower cubicle. Low level WC. Pedestal wash hand basin. Radiator.

### TENURE

The property is available freehold. Solicitors to confirm.

### SERVICES

None of the services have been tested, however it was noted that mains water, drainage, gas and electricity are connected.





### COUNCIL TAX

The property is believed to be in band B. Information from [www.voa.gov.uk](http://www.voa.gov.uk)

### MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

### MISDESCRIPTIONS ACT

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and

necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





