



# JONES PECKOVER

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47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## Frondeg , Maerdy, LL21 0NY

- 3 Bedrooms
- Great location and transport links
- Rural location
- Stunning views
- Spacious end terrace
- Viewing recommended



Welcome to this charming end terraced house located in the picturesque village of Maerdy. This delightful property boasts a spacious reception room, three cosy bedrooms, and a modern bathroom.

Conveniently located just 5 miles from both towns of Corwen and Cerrigydrudion, you'll have easy access to local amenities, schools, and transport links while still enjoying the tranquility of rural living. Ideal tourist location with close access to the A5, local walking and cycle routes. One of the standout features of this lovely home is the stunning views it offers.

This home provides ample space for relaxation and entertainment. The property features parking for at least two vehicles, ensuring convenience for you and your guests.

The neutral décor throughout the house gives you a blank canvas to unleash your creativity and personal style.

Don't miss the opportunity to make this charming house in Maerdy your new home. Embrace the beauty of the countryside and the warmth of rural living in this wonderful property.

**\*\*Viewing highly recommended\*\***

### PORCH

7'9" x 5'6" (2.387 x 1.693)

We enter through the side entrance into this welcoming porch with plenty of light and space to store coats and shoes.

### KITCHEN

14'9" x 5'9" (4.505 x 1.754)

A spacious kitchen with wood effect wall and base units, electric oven and induction hob. Stainless steel sink with a window looking out to the front of the property and views beyond. Spot lighting and Electric wall heater. Neutral décor and tiling.

### CELLAR

16'7" x 13'10" (5.069 x 4.236)

Door from the kitchen leads you down the wooden stairs to this spacious cellar. Complete with lighting and electrical sockets. Water tap, the old coal storage. This space would be ideal for storage.

### LOUNGE

14'7" x 16'7" (4.458 x 5.069)

A light, spacious and inviting lounge. With a window to the front offering stunning views and door out to the front lawn. This room has a stunning fireplace with multifuel stove, useful and attractive fitted storage. modern spot lighting, neutral carpet, electric heater and stairs up to the first floor.

### STAIRS AND LANDING

First floor landing is carpeted, has doors through to 2 bedrooms and the family bathroom. Electric heater, pendant light and stairs up to the second floor bedroom/loft room.

### BATHROOM

7'8" x 5'6" (2.353 x 1.700)

A good sized family bathroom fitted with a white wash hand basin, toilet and bath. The bath has an overhead shower fitted and splash screen. This room has a large frosted window and modern heated towel rail. All walls are covered with modern easy to clean splash back panels.

### BEDROOM 1 / LOFT ROOM

19'1" x 10'2" (5.824 x 3.102)

The largest of the 3 bedrooms is the loft room on the second floor, with window to the side of the property with picturesque views and a Skylight window. This room houses the boiler and has some storage to the eaves.

### BEDROOM 2

11'7" x 7'9" (3.555 x 2.371)

A good sized second bedroom to the front of the property with countryside views through the large window. Electric heater and pendant light.

### BEDROOM 3

7'9" x 7'2" (2.378 x 2.200)

The third bedroom makes an ideal single bedroom, neutrally decorated and carpeted. Pendant light and electric heater. Window to the front of the property.

### DRIVEWAY AND GARDENS

The property has a driveway alongside and plenty of off road parking. A private enclosed lawn to the front with mature



shrubbery and hedgerows. To the side and rear are further gardens laid to lawn areas and stunning views in all directions. There is a right of way up the drive to the adjacent property.

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(i) These particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification.

(ii) Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

(iii) Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser such purchaser(s) must rely on their own enquiries.

(iv) Where any reference is made to planning permission or potential uses such information is given by Jones Peckover in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

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