



JONES PECKOVER

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A beautifully presented two bedroom cottage situated in this rural village in the Snowdonia National Park within easy reach of Betws Y Coed. The property benefits uPVC double glazing and central heating. There is parking for two cars and a raised garden. Modern and light interior with character features including a multi fuel burner. Contents available under a separate negotiation.

MAIN FEATURES

- Immaculate Character Cottage
- Double Glazing & Central Heating
- EPC Rating - E
- Village In The Snowdonia National Park
- Parking & Garden
- No Chain On Sellers Side

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OPEN PLAN LOUNGE/KITCHEN/DINER

6.10m x 4.00m (1.83m.3.05mm x 1.22m.0.00mm)
Multi fuel stove with slate hearth and surround with timber mantle. Two radiators. Television point. Stairs to first floor landing. Electric switch box. uPVC double glazed window to the front and rear. Kitchen area: Fitted wall and base units having complimentary work surfaces. Fridge. Washing machine. Electric oven and hob.

INNER HALLWAY

uPVC door to rear.

BATHROOM

Fitted bathroom including heated towel rail, underfloor heating and thermostatic shower. Extractor fan. Panelled bath, WC and wash hand basin. Partly tiled walls. Double glazed window.

FIRST FLOOR

BEDROOM NO: ONE

13'2" x 10'11" (4.02m x 3.34m)
Radiator. Two storage cupboards.

BEDROOM NO: TWO

8'11" x 7'8" (2.72m x 2.34m)
Radiator. Views to the rear.

OUTSIDE

Just a short distance from the property is a parking area and raised garden with lawned area and storage shed.

TENURE

The property is offered for sale freehold. Solicitors to confirm.

SERVICES

It was noted that mains water, electricity and drainage are connected. None of these services have been tested by the selling agent.



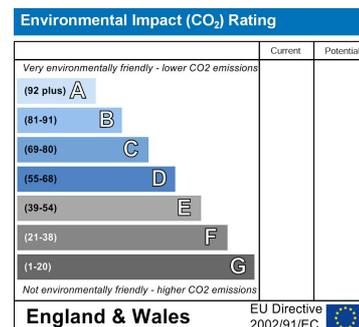
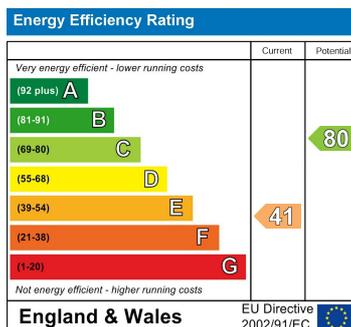
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MONEY LAUNDERING

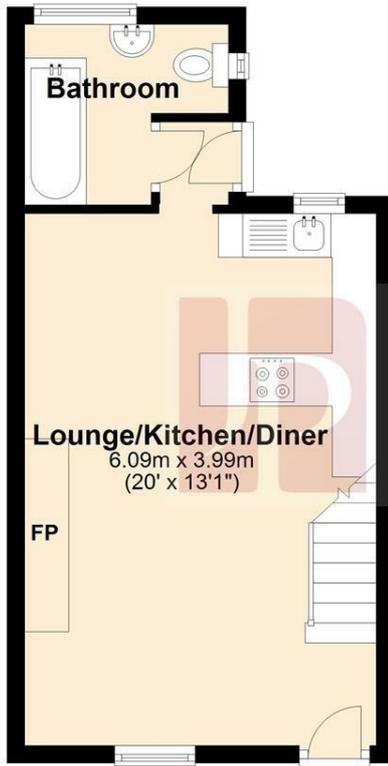
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.





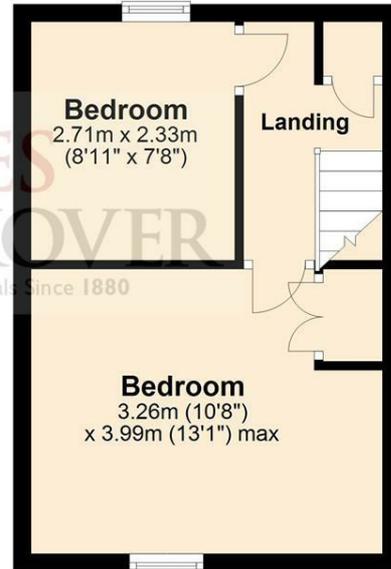
Ground Floor

Approx. 29.3 sq. metres (315.5 sq. feet)



First Floor

Approx. 24.3 sq. metres (261.5 sq. feet)



Total area: approx. 53.6 sq. metres (577.0 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

