



# JONES PECKOVER

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## 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**

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