



# JONES PECKOVER

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## Maes Pennant, Llandrillo, , LL21 0SU

- Immaculate 4 Bedroom Detached House
- 2 Reception Rooms, 4 Bathrooms
- Gas Central Heating, UPVC Double Glazing
- Summer House with power, covered gazebo
- No forward Chain
- Semi Rural Location with stunning views
- Beautifully appointed Kitchen & Utility
- Spacious and enclosed rear gardens
- Integrated Garage, Off Road Parking
- Viewing Recommended

Situated in the charming rural village of Llandrillo, this spacious detached house offers an exceptional opportunity for those seeking a serene location with stunning views. Boasting four generously sized bedrooms, this property is perfect for families or those who enjoy having extra space for guests or a home office.

The house features four well-appointed bathrooms, ensuring convenience for all residents. The two reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with family and friends. The semi-rural location enhances the appeal, allowing you to enjoy the tranquillity of village life while still being within reach of local amenities.

One of the standout features of this property is the large rear garden, which offers a perfect setting for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, the ample off-road parking and garage provide practical solutions for vehicle storage and ease of access.

With no forward chain, this property is ready for you to move in and make it your own. If you are looking for a spacious family home in a picturesque setting, this detached house in Llandrillo is not to be missed.

#### GROUND FLOOR ACCOMMODATION

UPVC double glazed door gives access to:-

##### ENTRANCE HALLWAY

With turned staircase giving access to first floor, understairs storage cupboard.

##### CLOAKROOM

Low flush wc, wall mounted wash hand basin with mixer tap, heated towel rail, UPVC window to front elevation.

##### LIVING ROOM

23'5" x 11'4" (7.16 x 3.46)

This impressive reception room has a double glazed bay window to the front elevation taking in the stunning rural views. Oak flooring, UPVC double glazed French doors opening to the Conservatory.

##### KITCHEN

18'9" x 10'3" (5.72 x 3.14)

Recently fitted with a contemporary shaker style kitchen comprising ample drawer and cupboard storage units with lighting, coordinating glass fronted illuminated display cabinets, double ceramic sink with mixer tap, integrated electric double oven, 5 ring gas hob with extractor hood over, void and plumbing

for dishwasher, integrated fridge, coordinating island with drawer storage and breakfast bar, ample working surfaces and tiled splashbacks, UPVC double glazed French doors to conservatory, UPVC double glazed window to side elevation.

##### UTILITY ROOM

Coordinating base and wall storage units, inset stainless steel sink unit with mixer tap, void and plumbing for washing machine, integrated microwave oven, UPVC double glazed window to rear elevation.

##### WC

Low flush wc, wall mounted wash hand basin.

##### CONSERVATORY

19'0" x 8'8" (5.8 x 2.66)

UPVC double glazed windows overlooking the rear gardens, two double radiators, tiled flooring, double glazed French doors opening to rear patio.

#### FIRST FLOOR ACCOMMODATION

Comprising of:-

##### LANDING

12'3" x 6'11" (3.75 x 2.12)

Loft access hatch.

##### BEDROOM 1

12'7" x 11'4" (3.85 x 3.46)

UPVC double glazed window to front elevation with stunning views.

##### EN SUITE SHOWER ROOM

8'10" x 3'10" (2.7 x 1.17)

Shower enclosure, low flush wc, pedestal wash hand basin on oak stand, part tiled walls, chrome heated towel rail, UPVC window to front elevation.

##### BEDROOM 2

11'4" x 10'4" (3.46 x 3.17)

UPVC double glazed window to rear, inter-connecting double doors to Bedroom 1

##### BEDROOM 3

16'10" x 10'0" (5.15 x 3.05)

UPVC double glazed window to rear. Access to:-

##### EN SUITE SHOWER ROOM

6'1" x 5'10" (1.87 x 1.79)

Corner shower enclosure with mosaic tiling, low flush wc, wash hand basin on oak stand, chrome heated towel rail, part tiled walls, UPVC window to side elevation.



**BEDROOM 4**

13'4" x 9'8" (4.07 x 2.96)

UPVC double glazed window to front elevation, access to:-

**EN SUITE SHOWER ROOM**

8'1" x 3'9" (2.47 x 1.16)

Shower enclosure, wc, wash hand basin on an oak stand, chrome ladder radiator, UPVC window to front elevation, part tiled walls.

**BATHROOM**

8'3" x 6'0" (2.52 x 1.84)

With corner jacuzzi bath, wash hand basin with vanity storage, low flush wc, bidet, tiled walls, UPVC window to rear elevation.

**WALK-IN DRESSING ROOM/STUDY**

6'1" x 5'10" (1.87 x 1.79)

With built-in hanging rails

**INTEGRATED GARAGE**

9'6" x 4'11" (2.92 x 1.5)

With electric roller shutter door, pedestrian door to entrance hallway, tiled flooring, gas fired Worcester boiler.

**GARDENS**

The gardens to the front comprise of low maintenance paved patio and chipped areas, paved driveway providing ample off-road parking, together with established flower borders providing year-round colour. The rear gardens are particularly generous and are enclosed by timber fencing providing an excellent level of privacy. Lawns and paved patio areas throughout provide an excellent space for outdoor entertaining and there is an insulated summer house with power and lighting together with a timber gazebo providing a sheltered barbeque area. Well stocked flower beds and raised planting areas complete this excellent outside space.

**SERVICES**

All mains services are connected. A gas fired Worcester boiler provides the central heating via traditional and skirting radiators.

**IMPORTANCE NOTICE (D)**

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

**MISREPRESENTATION ACT (D)**

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.

**MONEY LAUNDERING (D)**

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/Photographic Driving Licence and a recent Utility Bill.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			79
(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	



