



JONES PECKOVER

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23, Lon Tywysog, Denbigh, LL16 4AE

- Detached 2 Bedroom Bungalow
- UPVC Double Glazing
- Garage and Off-Road Parking
- Gardens to Front and Rear
- Gas Central Heating
- In Need of Updating
- Sought-After Location
- No Forward Chain

This detached 2 Bedroom bungalow is situated in the popular and sought-after lower Denbigh area and is offered for sale with no forward chain.

The property is in need of updating and provides light and spacious accommodation comprising Entrance Hall, Living Room, Kitchen/Dining Room, Conservatory, 2 Double Bedrooms and Shower Room. There is an integral garage with Utility Area to the rear.

The gardens to the front provide tarmac driveway providing ample off-road parking and flower beds whilst to the rear, the gardens are private and provide paved patio and lawns with timber fenced boundaries.

ENTRANCE HALLWAY

13'8" x 4'2" (4.17m x 1.27m)

Approached via UPVC external door. Laminate flooring.

LIVING ROOM

15'4" x 11'10" (4.69 x 3.63)

Centrally situated fireplace housing a gas fire, coved ceiling, UPVC window to front elevation.

KITCHEN/DINING ROOM

15'4" x 8'11" (4.69 x 2.73)

Fitted with base and wall storage

cupboards, ample working surfaces, stainless steel sink unit, integrated double oven with gas hob and extractor hood over, tiled flooring, UPVC window to rear elevation, recessed spotlighting, UPVC door to garage, UPVC French doors to:

CONSERVATORY

11'11" x 8'8" (3.63m x 2.64m)

Tiled flooring, double doors to rear garden.

BEDROOM 1

12'10" x 10'4" (3.93 x 3.17)

Range of wardrobes and dressing table, UPVC window to front elevation.

BEDROOM 2

11'1" x 8'11" (3.39 x 2.73)

UPVC double glazed window to rear elevation.

BATHROOM

6'0" x 5'7" (1.83 x 1.71)

Shower cubicle, pedestal wash hand basin, low flush wc, UPVC window to rear, tiled walls.

GARAGE

With up and over door and pedestrian doors from the kitchen and rear garden, utility area to rear with plumbing for washing machine.

GARDENS

A tarmac driveway provides ample



off-road parking to the front, the gardens to the rear provide paved patio area and lawns with timber fencing providing a good level of privacy.

COUNCIL TAX BAND D

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 of 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.



