



# JONES PECKOVER

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## Bryn Teg, Groesffordd Marli, Groesffordd Marli, LL22 9DS

- Immaculately Presented Det. Bungalow
- Large Open Plan Kitchen/Family Room
- Ample Parking, Garage & Workshop
- Beautiful Views
- 5 Bedrooms, 3 Bathrooms
- Stunning Landscaped Gardens
- Rural Village Setting
- Central Heating & Double Glazing

An immaculate, individually designed four/five bedroom detached bungalow situated in the picturesque village of Groesffordd Marli offering spacious and versatile accommodation in a peaceful rural setting yet conveniently close to the A55 Expressway, approximately 2 miles distant.

The spacious and light accommodation provides a beautiful open plan family living space with contemporary fitted kitchen, coordinating central island and cosy seating area with wood burning stove.

In brief, the accommodation provides Entrance Porch, spacious Hallway, Open Plan Kitchen/Family Room, Dining Room, Lounge/Bedroom 5, 4 further Double Bedrooms, 3 Bathrooms, Utility Room, Boiler/Store room and separate WC and the layout lends itself ideal for multi-generational living if required.

The beautifully landscaped gardens are generous and private and provide lawns, sunny paved patio areas and flower borders stocked with an abundance of shrubs, trees and flowering plants providing year-round colour and there is ample off-road parking to the front for a number of vehicles together with large double garage and workshop. Oil fired central heating, double glazing throughout.

## SITUATION

The property is situated in the quiet settlement of Groesffordd Marli where you will find Cefn Meiriadog County Primary School. Bodelwyddan is within a five minute drive offering easy access to a public house, a range of convenience stores, the Bodelwyddan community centre, a local pharmacy, Ysgol Y Faenol primary school and Kinmel Park Golf club/driving range. Ysgold Glan Clwyd secondary school is just a short drive away in St Asaph. Glan Clwyd Hospital is just a short drive from Groesffordd Marli. The A55 that is approximately 2 miles away providing easy access to the A55 both East & West bound.

## ENTRANCE PORCH

With oak and glazed door to:

## HALLWAY

Engineered oak flooring. Smoke detector. Radiator. Telephone point.

## KITCHEN/FAMILY ROOM

24'0" x 18'11" (7.34m x 5.79m)

With a range of fitted units with high gloss fronts and wooden work surfaces. 1.5 bowl sink unit with moxer tap.



Built in oven and grill. Five ring gas hob with overhead extractor fan. Space and plumbing for an automatic dishwasher. Built in fridge and freezer. Dining island. Engineered oak flooring. Two matt grey radiators. Patio sliding doors. Views to both the front and rear. Inset spot lights. Television point. Log burning stove on a slate hearth.

## DINING ROOM

15'10" x 9'10" (4.83m x 3.01m)

Dual aspect room overlooking the gardens. Radiator. Wall lights.

## INNER HALLWAY

Shelving. Loft access hatch.

## LOUNGE/BEDROOM 5

15'11" x 10'9" (4.87m x 3.30m)

Raised log burning stove on a slate hearth. Windows to front and side elevations. Radiator. Television point. Wall and ceiling lights.

## BEDROOM 4

13'9" x 12'1" (4.20m x 3.69m)

Window to side elevation, radiator.

## EN-SUITE SHOWER ROOM

Shower cubicle with electric shower. Low level WC. Pedestal wash hand basin. Tiled walls and floor. Extractor fan.

## BOILER ROOM

11'5" x 4'11" (3.49m x 1.50m)

Oak flooring, double glazed window to rear, floor mounted central heating boiler.

## UTILITY

9'10" x 6'10" (3.02m x 2.09m)

Base units with work surface. Stainless steel sink unit. Tiled walls, external door to rear elevation

## INNER HALLWAY

Engineered oak flooring. Radiator.

## MASTER BEDROOM

15'7" x 10'0" (4.76m x 3.07m)

With far reaching views. Radiator. Television point.

## BEDROOM 2

15'11" x 12'11" (4.87m x 3.96m)

Fitted wardrobes, radiator, double glazed window to front elevation.

### EN-SUITE

Shower cubicle with electric shower. Vanity unit with WC and wash hand basin. Chrome heated towel rail. Tiled walls and floor.

### BEDROOM 3

13'0" x 11'6" (3.97m x 3.51m)

Radiator. Television point. Double glazed window to side elevation.

### BATHROOM

11'4" x 6'11" (3.46m x 2.13m)

Panelled bath. Shower cubicle with mains shower. Low level WC. Pedestal wash hand basin. Tiled walls. Radiator. Extractor fan.

### DOUBLE GARAGE & WORKSHOP

21'9" x 19'0" (6.65m x 5.80m)

With up and over electric door and pedestrian door. Power and light.

### SERVICES

None of the services have been tested, however it was noted that mains water, drainage and electricity are connected. Oil fired central heating. LPG for gas hob.

### TENURE

The property is being sold freehold. Solicitors to confirm.

### COUNCIL TAX

The property is believed to be in band G. Information from [www.voa.gov.uk](http://www.voa.gov.uk).

### 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.



