



**JONES
PECKOVER**

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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Bronhaul, London Road, Trelawnyd, LL18 6DN

- Semi Detached House
- 2 Reception Rooms
- Newly Installed Air Source Central Heating
- Gardens and Patio
- 3 Bedrooms
- Recently Refurbished
- Solar Panels & Insulation
- No Forward Chain

Viewing Recommended

This 3 Bedroom Semi-Detached property offers well-appointed and spacious accommodation which has recently been redecorated throughout and benefits from UPVC double glazing, newly installed air source central heating, solar panels and insulation.

The accommodation provides Entrance Porch, Hallway, Living Room, Dining Room, Kitchen, Utility/Rear Hall, Bathroom and 3 Bedrooms.

The property occupies a central location within this popular rural village which is surrounded by unspoilt countryside yet conveniently close to the A55 Expressway.

Easily maintained gardens to front, side and rear with lawns and paved patio area.

No forward chain. Viewing recommended.

ENTRANCE PORCH

Spacious porch with double glazed door and side panels.

ENTRANCE HALLWAY

With under stairs storage cupboard, staircase to first floor.

LIVING ROOM

16'0" x 11'8" (4.882 x 3.567)

UPVC window to front elevation, centrally situated fireplace, laminate flooring.

DINING ROOM

11'3" x 10'11" (3.436 x 3.349)

UPVC window to rear elevation, laminate flooring.

KITCHEN

12'4" x 9'0" (3.767 x 2.754)

Fitted base and wall storage cupboards, ample working surfaces, stainless steel sink unit, built-in electric oven

and hob, void for washing machine, laminate flooring, UPVC window to side elevation.

REAR PORCH

With UPVC window and door to rear elevation

BATHROOM

Panelled bath, pedestal wash hand basin, low flush wc, two UPVC windows to rear elevation.

FIRST FLOOR LANDING

Spacious landing with newly fitted carpet.

BEDROOM 1

15'11" x 12'2" (4.875 x 3.730)

UPVC double glazed window to front elevation, extensive range of built-in wardrobes, cupboard housing the newly installed air source central heating system, newly fitted carpets.

BEDROOM 2

14'6" x 11'1" (4.439 x 3.387)

UPVC double glazed window to rear elevation, large walk-in storage cupboard, newly fitted carpets.

BEDROOM 3

8'11" x 8'9" (2.723 x 2.684)

UPVC window to side elevation, over stairs storage cupboard.

GARDENS

The property benefits from easily maintained gardens to the front, lawned gardens to the side and paved patio area to the rear.

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.

COUNCIL TAX BAND D

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		80	
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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