



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## Pengwern, 97 Llysfaen Road, Old Colwyn, LL29 9HL

- Two Bed Terraced Cottage
- Stunning Views
- No Forward Chain
- Charm and Character
- Convenient Location
- Ideal First Home



We are pleased to offer this charming two bedroom mid terrace cottage to the market, having been recently refurbished throughout, is ideal for first time buyers.

The property offers wealth of charm and character with original features being retained. The accommodation on the ground floor comprises porch, lounge, kitchen and shower room. To the first floor there are two bedrooms, one with distant sea views.

Outside there is a small walled front garden and a rear paved garden with seating area and variety of plants and shrubs.

Llysfaen is a convenient location with all recreational and retail facilities within a short distance. The location also benefits from excellent bus and rail links and the A55 Expressway is within easy distance.

Viewing is highly recommended.

## ACCOMMODATION

Entrance Porch:

## LIVING ROOM

12'6" x 10'11" (3.823 x 3.334)

Original tile floor, fire place, storage cupboard, radiator and window to front elevation.

## KITCHEN

11'5" x 12'5" (3.505 x 3.791)

A good range of base and eye level units, stainless steel sink drainer, space for dining table, stairs to first floor with open void underneath, radiator and window to rear elevation.

## REAR HALL

Door out to rear garden

## SHOWER ROOM

6'2" x 5'4" (1.880 x 1.646)

Large mains walk in shower, wash hand basin with vanity unit and low flush WC, radiator, window to side elevation and cupboard housing the central heating boiler

## FIRST FLOOR

## BEDROOM ONE

12'7" x 10'11" (3.836 x 3.336)

Wooden Floor, window to front elevation and radiator.

## 3.795 X 2.783

Wooden Floor, window to rear elevation and radiator.

## GARDENS

To the front the property benefits from an enclosed walled garden and to the rear a large garden with seating area, raised beds and cellar storage. The rear of the property can be accessed via a separate entrance.

## SERVICES

The property benefits from mains water, electricity and mains gas central heating boiler.  
Council Tax Band B

## IMPORTANT NOTICE (2) (D)

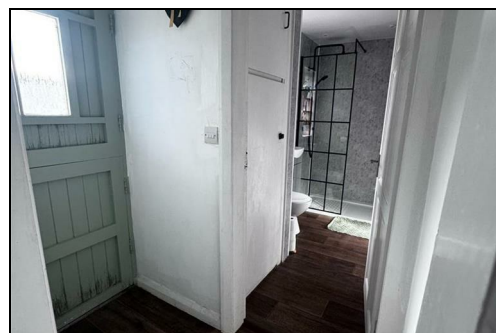
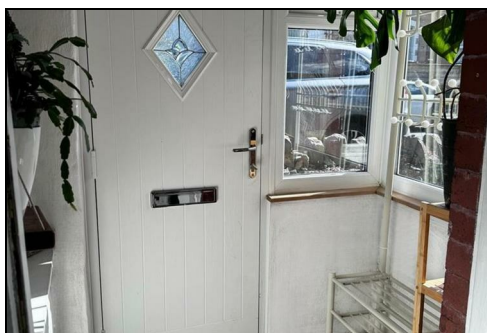
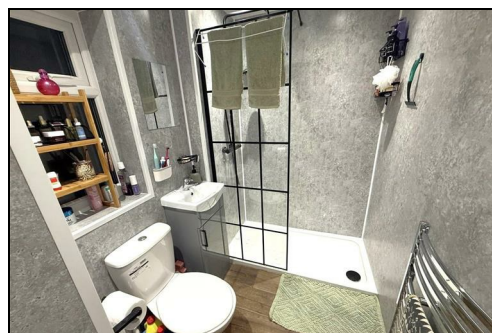
(i) These particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification.

(ii) Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

(iii) Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser such purchaser(s) must rely on their own enquiries.

(iv) Where any reference is made to planning permission or potential uses such information is given by Jones Peckover in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

(v) Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the 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.

## 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.

