



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



8 Awelon, Abergale, LL22 9NS

A very well presented two bedroom semi-detached bungalow situated in a peaceful part of this popular seaside resort. Double glazing and gas fired central heating. Conservatory to the rear backing onto a low maintenance enclosed rear garden. Garden to the front with driveway leading to a single garage. The accommodation comprises; kitchen, lounge, shower room and two bedrooms. Viewing highly recommended.

MAIN FEATURES

- SEMI-DETACHED BUNGALOW
- MODERN INTERIOR
- GARAGE AND PARKING
- NO CHAIN ON SELLERS SIDE
- TWO BEDROOMS
- ENCLOSED GARDENS
- CONSERVATORY
- EPC D66

A very well presented two bedroom semi-detached bungalow situated in a peaceful part of this popular seaside resort. Double glazing and gas fired central heating. Conservatory to the rear backing onto a low maintenance enclosed rear garden. Garden to the front with driveway leading to a single garage. The accommodation comprises; kitchen, lounge, shower room and two bedrooms. Viewing highly recommended.

DESCRIPTION

A very well presented two bedroom semi-detached bungalow situated in a peaceful part of this popular seaside resort. Double glazing and gas fired central heating. Conservatory to the rear backing onto a low maintenance enclosed rear garden. Garden to the front with driveway leading to a single garage. The accommodation comprises; kitchen, lounge, shower room and two bedrooms. Viewing highly recommended.

KITCHEN

13'7" x 8'10" (4.16m x 2.70m)

With a range of fitted wall and base units having complementary work surfaces. Tiled walls. Stainless steel sink unit with mixer tap. Space and plumbing for a washing machine. Gas cooker point. Storage cupboard housing Worcester combi boiler. Tiled floor. Breakfast bar. Glazed uPVC door leading to outside. Radiator.

INNER HALLWAY

Laminate flooring. Loft access hatch with pull down ladder.

LOUNGE

16'10" x 10'9" (5.15m x 3.30m)

Electric fire with marble surround and hearth. Bay window. Television point. Two radiators.

SHOWER ROOM

Corner shower cubicle with mains shower. Pedestal wash hand basin. Low level WC. Radiator. Tiled walls and floor.

BEDROOM ONE

11'10" x 11'3" (3.63m x 3.45m)

Radiator.

BEDROOM TWO

8'11" x 8'9" (2.72m x 2.67m)

Radiator. Doors leading to:



CONSERVATORY

11'10" x 5'11" (3.62m x 1.81m)

Door to rear garden. Radiator.

GARAGE

Concrete prefabricated garage with corrugated steel roof and double timber doors.

SERVICES

None of the services have been tested, however it was noted that main water, drainage, electricity and gas are connected.

TENURE

The property is believed to be freehold. Solicitors to confirm.

MISDESCRIPTIONS ACT

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING

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.

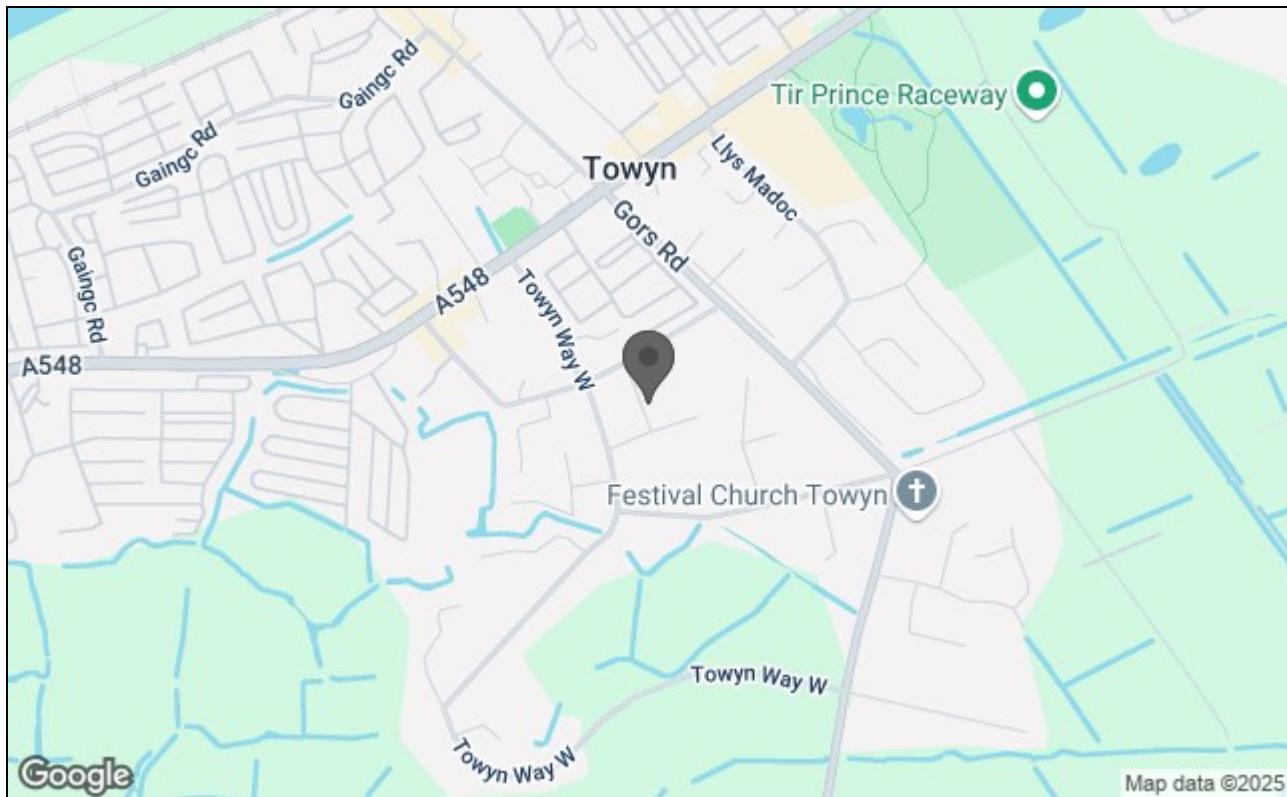
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	85	
(39-54)	E	66	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC





Total area: approx. 54.6 sq. metres (587.6 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



**JONES
PECKOVER**
Property Professionals Since 1880

Denbigh: 47 Vale Street, Denbigh, Denbighshire, LL16 3AR
T: 01745 812127 E: denbigh@jonespeckover.com

