



**JONES
PECKOVER**
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I Station Road, Abergele, LL22 8HD

Situated on Station Road in the popular village of Llanddulas, Abergele, this detached bungalow provides versatile accommodation with three bedrooms, two bathrooms and an extensive loft room.

Outside, the bungalow is complemented by enclosed gardens to both the front and rear, ample off-road parking and a detached garage.

Conveniently located within walking distance of all village amenities and near the A55 Expressway, this bungalow provides easy access to nearby towns and attractions, making it an excellent choice for those who commute or wish to explore the beautiful North Wales coastline.

Offered for sale with no forward chain.

MAIN FEATURES

- Detached 3 Bedroom Bungalow
- Enclosed Gardens to front and rear
- Convenient Village Location
- Close to Coastline
- Spacious Loft Room
- Detached Garage and Ample Parking
- Easy Access to A55 Expressway
- No Forward Chain

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THE ACCOMMODATION

UPVC door gives access to:-

ENTRANCE HALLWAY

With laminate flooring, storage cupboard, loft access hatch.

LIVING ROOM

UPVC window to front elevation, centrally situated fireplace, coved ceiling, timber and glazed double doors through to:-

DINING ROOM

UPVC window to side elevation, coved ceiling.

KITCHEN

Fitted with a range of base and wall storage cupboards, ample working surfaces, one and a half bowl sink unit with mixer tap, integrated oven and hob with extractor hood over, integrated microwave oven and dishwasher, UPVC window to side elevation, archway through to:-

BREAKFAST ROOM/UTILITY

With UPVC windows to side and rear, UPVC external door to rear gardens.

BEDROOM 1

Extensive range of fitted wardrobes and storage units, UPVC window to side elevation, coved ceiling.

EN SUITE SHOWER ROOM

Shower cubicle, wash hand basin with vanity storage, low flush wc, UPVC window to rear.

BEDROOM 2

Built-in storage cupboards, UPVC window to side elevation, coved ceiling.

BEDROOM 3

UPVC windows to front and side elevations, coved ceiling.

BATHROOM

P shaped panelled bath, pedestal wash hand basin, low flush wc, UPVC window to rear elevation, tiled flooring, tiled walls.

LOFT ROOM

Spacious boarded loft room which provides ample storage and could be adapted to provide ancillary accommodation subject to planning.

OUTSIDE

Gated access leads to a lengthy tarmac driveway providing ample off-road parking for a number of vehicles. Lawns and flower borders to front, rear paved patio and lawns. Large timber storage shed, detached single garage.

SERVICES

All mains services are connected, gas fired central heating.

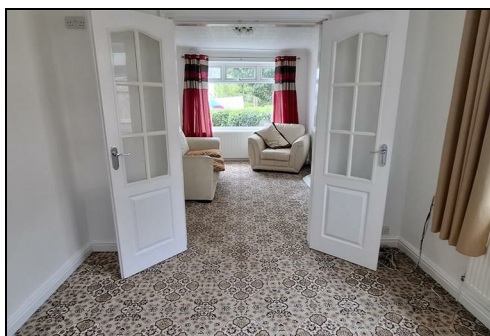
COUNCIL TAX BAND D

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)

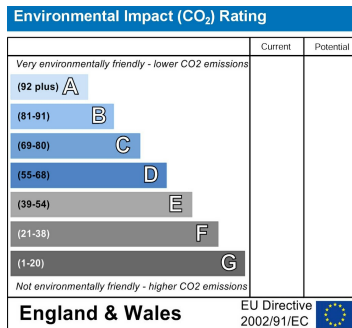
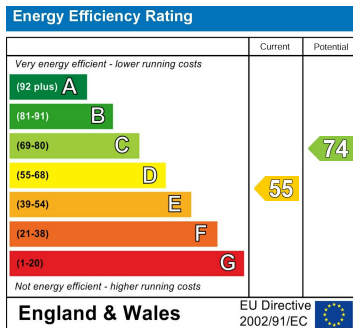
Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- I. The particulars are set out as a general outline only for the



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.



Ground Floor

