



# JONES PECKOVER

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## 9, Parc Y Llan, Henllan, LL16 5AS

- Semi Detached Bungalow with views
- 2 Reception Rooms
- Detached Garage, Ample Parking
- Abutting Open Countryside
- UPVC Double Glazing
- 2 Bedrooms
- Rural Village Location
- Gardens to Front and Rear
- Oil Central Heating, Solar Panels
- No Forward Chain



This semi detached 2 bedroom bungalow occupies a slightly elevated position within the rural village of Henllan and enjoys views to both front and rear.

The property is well maintained throughout and would benefit from some cosmetic updating. In brief, the accommodation comprises of Entrance Porch, Entrance Hall, Living Room, Dining Room, Kitchen, 2 large Double Bedrooms and spacious Shower Room

Gardens to both front and rear with sunny South facing paved patio and lawns abutting open countryside. Ample off-road parking and detached garage.

Oil fired central heating, UPVC double glazing, solar panels.

No forward chain

## ENTRANCE PORCH

With quarry tiled flooring.

## ENTRANCE HALL

Giving access to:

## DINING ROOM

10'4" x 8'11" (3.15 x 2.72)

UPVC double glazed window to rear elevation, opening to:-

## LIVING ROOM

17'5" x 9'10" (5.31 x 3.0)

Centrally situated fireplace, triple aspect with UPVC double glazed patio doors to rear elevation and windows to front and side.

## KITCHEN

Base and wall storage cupboards, working surfaces, inset stainless steel sink unit, void for cooker with extractor hood over, void and plumbing for washing machine, void for fridge/freezer, UPVC double glazed window to front elevation with rural views.

## BEDROOM 1

14'9" x 11'10" (4.50 x 3.63)

UPVC double glazed window to front elevation.

## BEDROOM 2

14'1" x 11'10" (4.30 x 3.63)

UPVC window to rear elevation.

## SHOWER ROOM

Walk-in shower enclosure, was hand basin with vanity storage, low flush wc, tiled and laminate flooring, UPVC double glazed window to side elevation, ladder radiator.

## GARDENS, GARAGE AND PARKING

A tarmacadam driveway provides ample off-road parking and gives access to the detached garage with up and over door and side pedestrian door. Lawns and flower borders lie to the front and the rear gardens comprise of lawns and flower borders together with sunny paved patio area abutting open countryside.

## SERVICES

Mains water, electricity and drainage, oil fired central heating, solar panels.

## COUNCIL TAX BAND C



### 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.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





## Ground Floor

