



JONES PECKOVER

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7, Maen Gwyn, Abergele, LL22 7BZ

- 3 Bedroom Detached Bungalow
- 2 Reception Rooms, 2 Bathrooms
- Lovely Landscaped Gardens
- Double Glazing Throughout
- Beautifully Presented Throughout
- Highly Sought-After Location
- Gas Central Heating
- No Forward Chain

This immaculate detached bungalow presents an exceptional opportunity for those seeking a comfortable and stylish home. Boasting three well-proportioned bedrooms, this property is perfect for families or those looking to downsize without compromising on space.

Upon entering, you will find two inviting reception rooms that offer versatile living spaces, ideal for both relaxation and entertaining. The contemporary kitchen is designed with modern living in mind, providing a functional yet stylish area and with the added benefit of a separate utility room. With two bathrooms, including an en-suite, convenience is at the forefront of this home's design.

The exterior of the property features beautifully landscaped gardens that enhance the overall appeal. The detached double garage provides ample storage or parking options, while the generous off-road parking ensures that guests are always welcome.

Situated in a highly sought-after location within walking distance of the town centre and close to the beautiful North Wales Coastline. With no forward chain, you can move in with ease and start enjoying all that this delightful property has to offer.

ACCOMMODATION

A covered Entrance Porch gives access to:-

ENTRANCE HALLWAY

With feature archway, coved ceiling, dado rail, cupboard housing the Worcester gas fired central heating boiler.

LIVING ROOM

17'7" x 12'3" (5.378 x 3.754)

Centrally situated feature fireplace, double glazed bay window to front elevation, coved ceiling, feature archway through to:-

DINING ROOM

11'4" x 9'5" (3.465 x 2.885)

Double glazed French doors giving access to the rear patio and gardens, coved ceiling.

KITCHEN

11'4" x 10'0" (3.462 x 3.056)

Base and wall storage units, ample working surfaces, one and a half bowl sink unit with mixer taps, Neff integrated

electric oven, Bosch 4 ring gas hob with extractor hood over, integrated fridge/freezer, tiled walls, tiled splashbacks, double glazed window to rear elevation, coved ceiling.

UTILITY ROOM

5'11" x 5'11" (1.817 x 1.809)

Working surfaces with voids and plumbing under for appliances, double glazed window and door to rear elevation, tiled flooring.

BEDROOM 1

11'11" x 10'10" (3.645 x 3.316)

Range of built-in wardrobes, storage cupboards and dressing table, double glazed window to rear elevation, coved ceiling.

EN SUITE SHOWER ROOM

5'11" x 5'1" (1.809 x 1.560)

Shower cubicle, pedestal wash hand basin, low flush wc, tiled walls, shaver point.

BEDROOM 2

13'3" x 11'8" (4.063 x 3.573)

Range of built-in wardrobes and storage, double glazed window to front elevation, coved ceiling.

BEDROOM 3

11'8" x 6'8" (3.559 x 2.047)

Double glazed window to front elevation, coved ceiling.

BATHROOM

8'1" x 5'11" (2.479 x 1.819)

Panelled bath, pedestal wash hand basin, low flush wc, tiled walls, double glazed window to side elevation.

OUTSIDE

The property benefits from a tarmac drive providing ample off-road parking and giving access to the double garage. Low maintenance gardens lie to the front, whilst to the rear the gardens are enclosed and beautifully landscaped to provide mature borders stocked with an excellent selection of trees, shrubs and flowering plants together with a sunny and sheltered paved patio area with views of the woodland.

DOUBLE GARAGE

The detached double garage has a remote up and over door, pedestrian door, power and lighting.





SERVICES

All mains services are connected. Gas fired central heating.

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 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.

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 ₂) Rating		
	Current	Potential
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	



