



JONES PECKOVER

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Chartered Surveyors • Auctioneers • Land & Estate Agents

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28, George Street, Llanrwst, LL26 0DP

- Three Bedrooms
- Double Glazing & Central Heating
- Excellent First Time Buy
- Convenient Location
- In Need Of Updating Works
- EPC POTENTIAL B

A mid terrace spacious three bedroom house in need of works. Double glazing and gas central heating. rear enclosed yard and on street parking. The accommodation comprises: entrance hall, large living and dining room, breakfast kitchen, bathroom, three first floor bedrooms and separate WC. The landing area could be configured to make a study area. The property is convenient for the towns amenities and would make a great investment. Energy Performance Certificate Rating - E.

ENTRANCE HALL

Double glazed uPVC front door.

LOUNGE/DINER

21'2" x 11'6" (6.47m x 3.52m)

Gas fire with back boiler. Radiator.

KITCHEN/DINER

15'10" x 8'10" (4.85m x 2.70m)

With a range of fitted wall and base units with complimentary work surfaces and tiled splash backs. Stainless steel sink unit with mixer tap. Cooker point. Tiled floor.

BATHROOM

Panelled bath. WC. Wash hand basin. Tiled shower cubicle with electric shower. Tiled flooring.

FIRST FLOOR LANDING

Loft access hatch. Radiator. Separate WC.

BEDROOM NO: ONE

14'9" x 9'4" (4.51m x 2.85m)

Radiator.

BEDROOM NO: TWO

11'1" x 9'4" (3.40m x 2.86m)

Radiator.

BEDROOM NO: THREE

13'8" x 7'1" (4.19m x 2.16m)

Radiator.

OUTSIDE

Enclosed rear yard with access to the rear service lane. On street parking to the front.

DIRECTIONS

Go into Llanrwst from the North on the A470 and turn left onto George Street just before the Meadowsweet Hotel and the property will be found on the left.

COUNCIL TAX

The property is believed to be in band C. Information from www.voa.gov.uk.

SERVICES

None of the services have been tested. It was noted that mains water, drainage, electricity and gas are connected.

TENURE

The property is to be sold with a Freehold title. Solicitors to confirm.

MISREPRESENTATION ACT

Messrs Jones Peckover for themselves and for the vendors or lessors of the 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 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 of representation 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

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, Photo Driving Licence and a recent Utility Bill.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 53 | |
| (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 | |



