



# JONES PECKOVER

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Chartered Surveyors • Auctioneers • Land & Estate Agents

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## 3 Victoria Cottages Bridge Street, Llanrwst, LL26 0EU

A beautifully presented end terrace two bedroom cottage situated in the centre of the town giving easy reach to all local amenities. Enclosed garden to the side and seating area to the front. Parking to the front. Double glazing and mains gas central heating. Affording: Open plan living and kitchen areas, bathroom, two bedrooms with the master bedroom having an en-suite

### MAIN FEATURES

- Open Plan Living
- Double Glazing
- Close To Walks & Park
- No Chain On Sellers Side
- Garden & Parking
- Central Heating
- Convenient Location

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## OPEN PLAN LIVING ROOM/KITCHEN

### LIVING ROOM AREA

13'7" x 10'6" (4.16m x 3.22m)

Engineered wood flooring. Smoke detector. stairs to first floor. Understairs storage cupboard. Television and telephone points. Stable front door. Open to:

### KITCHEN AREA

10'5" x 7'7" (3.20m x 2.32m)

With a range of fitted wall and base units with complimentary work surfaces. Stainless steel sink unit with mixer tap. Built in oven with four ring gas hob and overhead extractor fan. "IDEAL" Combi boiler. Washing machine point. Breakfast bar. Tiled floor.

### BATHROOM

Panelled bath. Low level WC. Pedestal wash hand basin. Tiled floor. Radiator. Extractor fan. Inset spot lights.

### FIRST FLOOR LANDING

Feature stone inset shelf with light. Radiator. Smoke detector.

### BEDROOM NO: ONE

12'2" x 9'1" (max) (3.73m x 2.79m (max))

Radiator. Storage cupboard.

### EN-SUITE

Shower cubicle with mains shower. Low level WC. Pedestal wash hand basin. Heated towel rail. inset spot lights. Tiled walls and floor.

### BEDROOM NO: TWO

9'3" x 9'0" (2.82m x 2.75m)

### OUTSIDE

There is a hardtanding area to the front of the property and an enclosed side garden with a fenced border.

## COUNCIL TAX

The property is believed to be in tax band C. Information from [www.voa.gov.uk](http://www.voa.gov.uk)

## SERVICES

Mains water, electricity, drainage and gas are connected. None of these services have been tested by the selling agent.

## TENURE

The property is Freehold and will be offered with Vacant Possession on completion. 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	