



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

61 Market Street, Abergelle, Conwy, LL22 7AF

T: 01745 832240



Flat, 27, Denbigh Street, Llanrwst, LL26 0LL

- Excellent Investment
- Double Glazing
- Modern Interior
- Town Centre Location
- One Bedroom First Floor Flat
- Electric Heating Throughout
- Great First Time Buy
- EPC Rating E

A great opportunity to acquire this town centre one bedroom first floor flat which would suit any first time buyer or investor. The flat is well presented throughout with modern kitchen and shower room. Double glazing and electric heating throughout. The accommodation comprises: dining kitchen, lounge, inner hall, shower room and large bedroom.

ACCOMMODATION (APPROXIMATE MEASUREMENTS ONLY)

DINING KITCHEN

10'7" narrowing to 6'11" x 18'9" (3.23m narrowing to 2.13m x 5.74m)

With a range of fitted wall and base units having complementary work surfaces. Stainless steel sink unit. Electric cooker point. Space for a fridge freezer. Space for an automatic washing machine and dryer. Space for a fridge freezer. Far reaching views of the mountain. Night storage heater.

LOUNGE

12'0" x 10'1" (3.67m x 3.09m)

Television point. Night storage heater.

INNER HALLWAY

With built in cupboard housing water cylinder.

SHOWER ROOM

Double shower cubicle with electric Mira shower. Wash hand basin. Low level WC. Electric wall mounted fan heater. uPVC wall panelling.

BEDROOM

13'1" x 12'2" (4.00m x 3.71m)

Night storage heater.

TENURE

The property is leasehold on the remainder of a 125 lease from 2023.

SERVICES

None of the services have been tested by the selling agents, however it was noted that mains, water, electricity and drainage are connected.

MISDESCRIPTIONS 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.

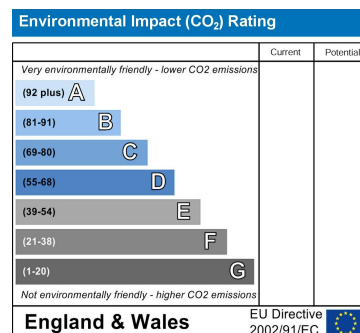
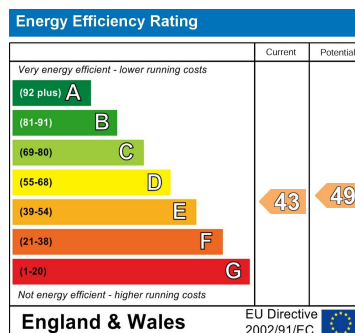
3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

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.

VIEWING

Please contact our Abergele office



--	--	--

