



JONES PECKOVER

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11 St. Davids Road, Colwyn Bay, LL29 9BH

- TERRACED FAMILY HOME
- ENCLOSED REAR GARDEN
- CENTRAL HEATING
- VIEWING ESSENTIAL
- THREE BEDROOMS
- OFF ROAD PARKING
- DOUBLE GLAZING
- EPC RATING - C70

A very well presented three bedroom terraced family home situated on the outskirts of Old Colwyn within easy reach of schools, supermarkets and public transport. The property is tastefully decorated throughout with a good size conservatory overlooking the enclosed rear garden with large shed with power points and lighting. Off road parking to the front. Double glazing and gas fired central heating throughout.

ACCOMMODATION (APPROXIMATE MEASUREMENTS ONLY)

SPACIOUS ENTRANCE HALL

Laminate flooring. Central heating thermostat. Space for a desk. Radiator.

KITCHEN

18'0" x 7'10" (5.49m x 2.39m)

With a range of fitted wall and base units having complementary work surfaces. Stainless steel sink unit with mixer tap. Space for a fridge and a freezer. Tiled effect laminate flooring. Glazed uPVC door leading to rear garden and seating area. Space for a Range cooker with large stainless steel extractor hood. Integrated dishwasher.

DINING AREA

10'2" x 5'8" (3.11m x 1.74m)

Laminate flooring. Built in storage. Door to conservatory. Open to:

LOUNGE

18'7" x 9'10" (5.68m x 3.02m)

Feature marble fireplace with marble hearth housing a gas flame fire. Television point. Radiator.

FIRST FLOOR LANDING

BEDROOM NO: ONE

12'1" x 11'3" (3.69m x 3.45m)

Built in wardrobes. Radiator. Storage cupboard. Radiator.

BEDROOM NO: TWO

10'8" x 10'0" (3.27m x 3.05m)

Radiator. Laminate flooring.

BEDROOM NO: THREE

10'0" x 7'3" (3.07m x 2.22m)

Overlooking rear. Radiator.

BATHROOM

11'6" x 5'8" (3.51m x 1.73m)

Panelled bath. Shower cubicle. Low level WC. Pedestal wash hand basin. Radiator.

TENURE

The property is available freehold. Solicitors to confirm.

SERVICES

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

COUNCIL TAX

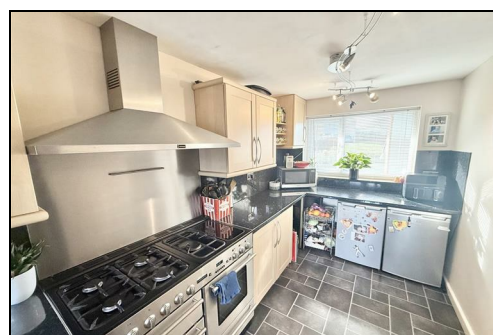
The property is believed to be in band B. Information from www.voa.gov.uk

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.

MISDESCRIPTIONS ACT

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.



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		
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