



JONES PECKOVER

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I, Ffordd Y Creyr Glas, Colwyn Bay, LL29 7AG

- DETACHED FAMILY HOME
- AMPLE PARKING & DOUBLE GARAGE
- IMACULATELY PRESENTED
- ENCLOSED GARDEN AND RAISED LAWN
- EPC Rating - B 85
- FOUR DOUBLE BEDROOMS (2 EN-SUITE)
- GREAT SIZE CORNER PLOT
- OPEN PLAN LIVING AND SEPARATE LOUNGE
- VIEWING ESSENTIAL
- 8 YEARS NHBC REMAINING

Welcome to your new family home...Built in 2022 is this immaculate 4 bedroom family with two en-suite bedrooms, two further double bedrooms, spacious living area double doors leading onto the outside enclosed family space which is designed for adult living with a raised lawned area above for children. Ample parking and double garage. The property occupies a great corner plot on this new development of executive homes overlooking Colwyn Bay and the coast. The A55 is a short drive and the railway station giving easy access to the hospitals and Chester. The renowned Rydal school is within minutes walking distance.

The easy flowing accommodation provides; spacious entrance hall, open plan living, dining and kitchen, large lounge, utility, downstairs cloaks, four double bedrooms (two en-suite) and family bathroom. The attic has also been boarded providing further storage.

SPACIOUS ENTRANCE

SPACIOUS ENTRANCE HALL

CLOAK ROOM

LOUNGE

24'1" x 11'11" (7.36m x 3.65m)

KITCHEN/LIVING AREA

24'2" x 14'0" (7.37m x 4.27m)

DINING AREA

9'10" x 9'0" (3.02m x 2.75m)

UTILITY

10'0" x 4'11" (3.05m x 1.51m)

FIRST FLOOR

MASTER BEDROOM

13'8" x 12'1" (4.18m x 3.70m)

DRESSING ROOM

9'10" x 9'0" (3.02m x 2.75m)

EN-SUITE

9'6" x 6'1" (2.92m x 1.86m)

BEDROOM NO: TWO

13'5" x 12'0" (4.11m x 3.67m)

EN-SUITE

8'7" x 4'0" (2.64m x 1.24m)

BEDROOM NO: THREE

10'2" x 10'2" (3.11m x 3.10m)

BEDROOM NO: FOUR

12'0" x 7'6" (3.68m x 2.29m)

FAMILY BATHROOM

9'9" x 7'11" (2.99m x 2.42m)

GARAGE

17'6" x 17'0" (5.34m x 5.20m)

TENURE

The property is believed to be freehold. Solicitors to confirm.

COUNCIL TAX

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

SERVICES

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

MISDESCRIPTONS ACT

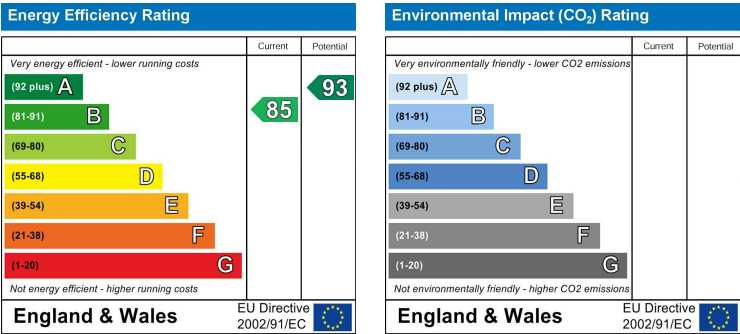
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING

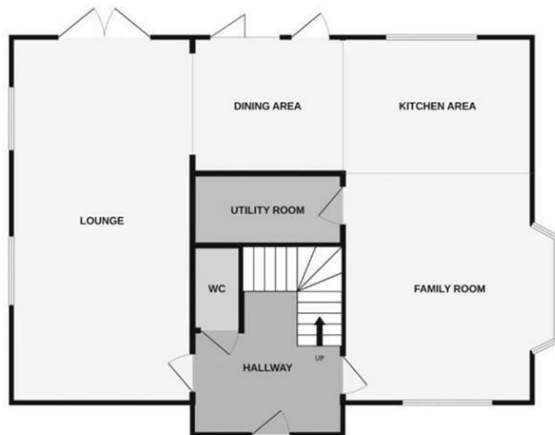
The successful purchaser will be required to produce adequate identification to prove their identity within the



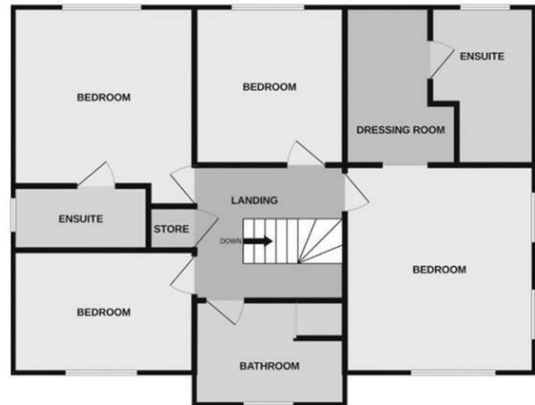
terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.



GROUND FLOOR
866 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.



RP 3836

TOTAL FLOOR AREA : 1720 sq.ft. (159.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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