



JONES PECKOVER

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61 Market Street, Abergelle, Conwy, LL22 7AF

T: 01745 832240



Kingsmead, Pencoed Avenue, Llanddulas, LL22 8LR

- SEMI-DETACHED HOUSE
- EXCELLENT FAMILY HOME
- SPACIOUS ACCOMMODATION
- CONSERVATORY TO THE REAR
- THREE BEDROOMS
- GREAT SEA VIEWS
- DOUBLE GLAZING & CENTRAL HEATING
- EPC RATING - TBC

A three bedroom, semi-detached family home occupying a pleasant elevated position with great sea views to the rear at the end of Pencoed Avenue. Gas central heating and uPVC double glazing throughout. Off road parking to the front for one car. Conservatory to the rear leading onto a raised decking area. The accommodation comprises; large dining room, lounge, kitchen, three bedrooms and family bathroom.

ACCOMMODATION (APPROXIMATE MEASUREMENTS)

COVERED ENTRANCE LEADING TO:

DINING ROOM

18'7" x 13'3" (5.67m x 4.04m)

Bay window to the front. Laminate flooring. Two radiators. Stairs to first floor landing. Fireplace (not in working order, please see agents notes).

LOUNGE

14'7" x 10'10" (4.45m x 3.31m)

Door to conservatory. Laminate flooring. Television point. Radiator. Fireplace (not in working order, please see agents notes).

INNER HALLWAY

Understairs storage. shelving.

KITCHEN

9'9" x 7'1" (2.98m x 2.17m)

With a range of fitted wall and base units having complimentary work surfaces and tiled splash backs. Stainless steel sink unit. Space for a gas cooker. Space and plumbing for a washing machine. Glazed uPVC door leading to outside. Radiator.

FIRST FLOOR LANDING

BEDROOM NO: ONE

13'11" x 11'0" (4.26m x 3.36m)

Sea views. Radiator. Television point.

BEDROOM NO: TWO

14'1" x 10'11" (4.30m x 3.33m)

Bay window. Radiator. Television point.

BEDROOM NO: THREE

7'7" x 7'3" (2.32m x 2.21m)

Radiator.

FAMILY BATHROOM

9'6" x 7'7" (2.91m x 2.32m)

L shaped bath with rain shower and hand held shower with glass splash screen. Low level WC. Vanity unit with wash hand basin. Chrome heated towel rail. Laminate flooring. built in storage. Tiled walls.

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, electricity and gas are connected.

BROADBAND

500 Mbps available according to uswitch.

COUNCIL TAX

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

MISDESCRIPTION

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.

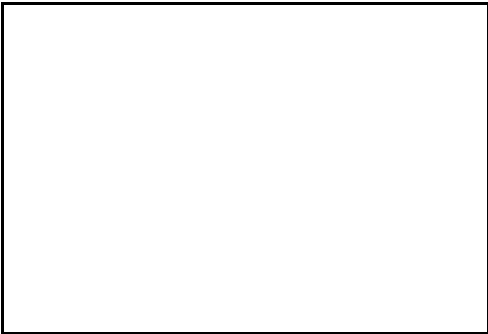
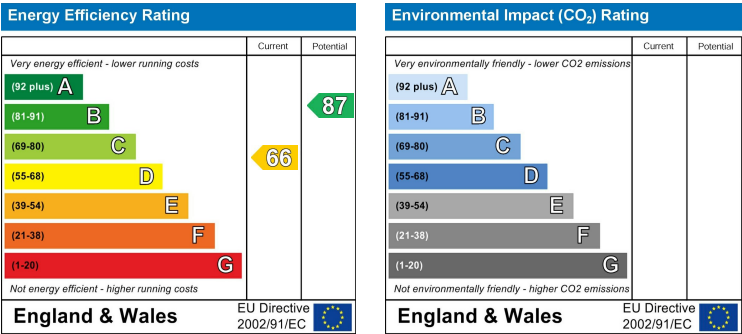
3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

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.

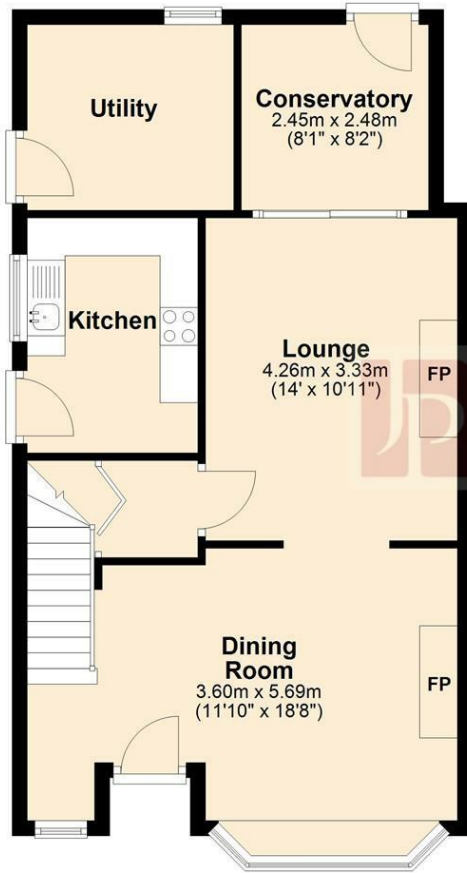
DIRECTIONS

From Abergele head towards Llanddulas. On entering the village turn left up Pencoed Road and take the second left onto Pencoed Avenue. The property will be found on the left hand side.



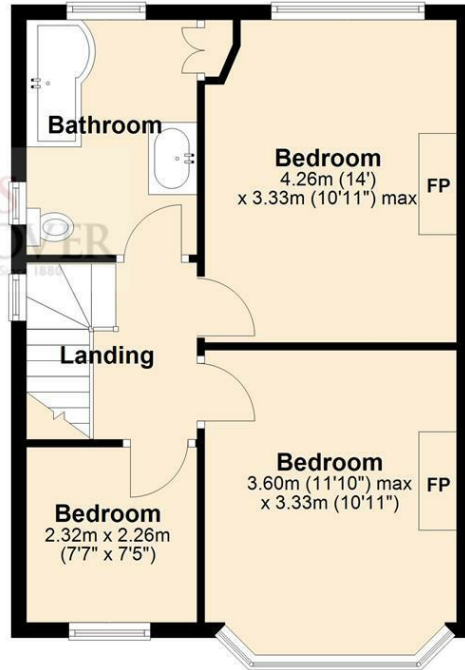
Ground Floor

Approx. 57.7 sq. metres (621.2 sq. feet)



First Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



Total area: approx. 103.5 sq. metres (1113.9 sq. feet)

