



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

61 Market Street, Abergele, Conwy, LL22 7AF

T: 01745 832240



14 Lon Dderwen, Abergele, LL22 7DW

A detached three bedroom (master en-suite) bungalow situated in a highly sought after area of Abergele on a good size plot with double garage, ample parking, gardens and conservatory. Double glazing and central heating throughout. The property is in need of updating works. NO CHAIN ON SELLERS SIDE. The accommodation comprises: entrance vestibule, entrance hall, lounge, dining room, kitchen, utility, three bedrooms (master en-suite) and bathroom.

MAIN FEATURES

- DETACHED BUNGALOW
- DOUBLE GARAGE AND DRIVE
- DOUBLE GLAZING & CENTRAL HEATING
- SOUGHT AFTER LOCATION
- THREE BEDROOMS (MASTER EN-SUITE)
- CONSERVATORY TO THE REAR
- IN NEED OF UPDATING
- EPC - C7I

A detached three bedroom (master en-suite) bungalow situated in a highly sought after area of Abergele on a good size plot with double garage, ample parking, gardens and conservatory. Double glazing and central heating throughout. The property is in need of updating works. NO CHAIN ON SELLERS SIDE. The accommodation comprises: entrance vestibule, entrance hall, lounge, dining room, kitchen, utility, three bedrooms (master en-suite) and bathroom.

ACCOMMODATION (APPROXIMATE MEASUREMENTS)

ENTRANCE VESTIBULE

ENTRANCE HALL

Radiator. Two storage cupboards with one housing a Worcester combi boiler.

LIVING ROOM

17'6" x 12'3" (5.35m x 3.75m)

Bay window to the front. Radiator. Open to:

DINING ROOM

11'6" x 9'6" (3.51m x 2.90m)

With patio sliding doors to outside. Radiator. Door to:

KITCHEN

10'11" x 10'0" (3.34m x 3.05m)

With a range of fitted wall and base units having work surfaces and tiled splash backs. Stainless steel sink unit with mixer tap. Radiator. Door to:

UTILITY

6'0" x 5'10" (1.85m x 1.80m)

Base unit with stainless steel sink. Door to:

CONSERVATORY

20'3" x 8'0" (6.19m x 2.46m)

Laminate flooring. Door to garden.

BEDROOM NO: ONE

11'11" x 11'0" (3.64m x 3.37m)

Radiator.

EN-SUITE

Corner shower with mains shower. Low level WC. Pedestal wash hand basin. Tiled walls.

BEDROOM NO: TWO

13'4" x 9'4" (4.08m x 2.85m)

Radiator.

BEDROOM NO: THREE

9'4" x 6'10" (2.87m x 2.09m)

Radiator.

BATHROOM

8'0" x 5'10" (2.46m x 1.78m)

Bath with electric shower over. Bidet. Low level WC. pedestal wash hand basin. tiled walls.

SERVICES

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

COUNCIL TAX

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

MISDESCRIPTIONS 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, Photo Driving Licence and a recent Utility Bill.



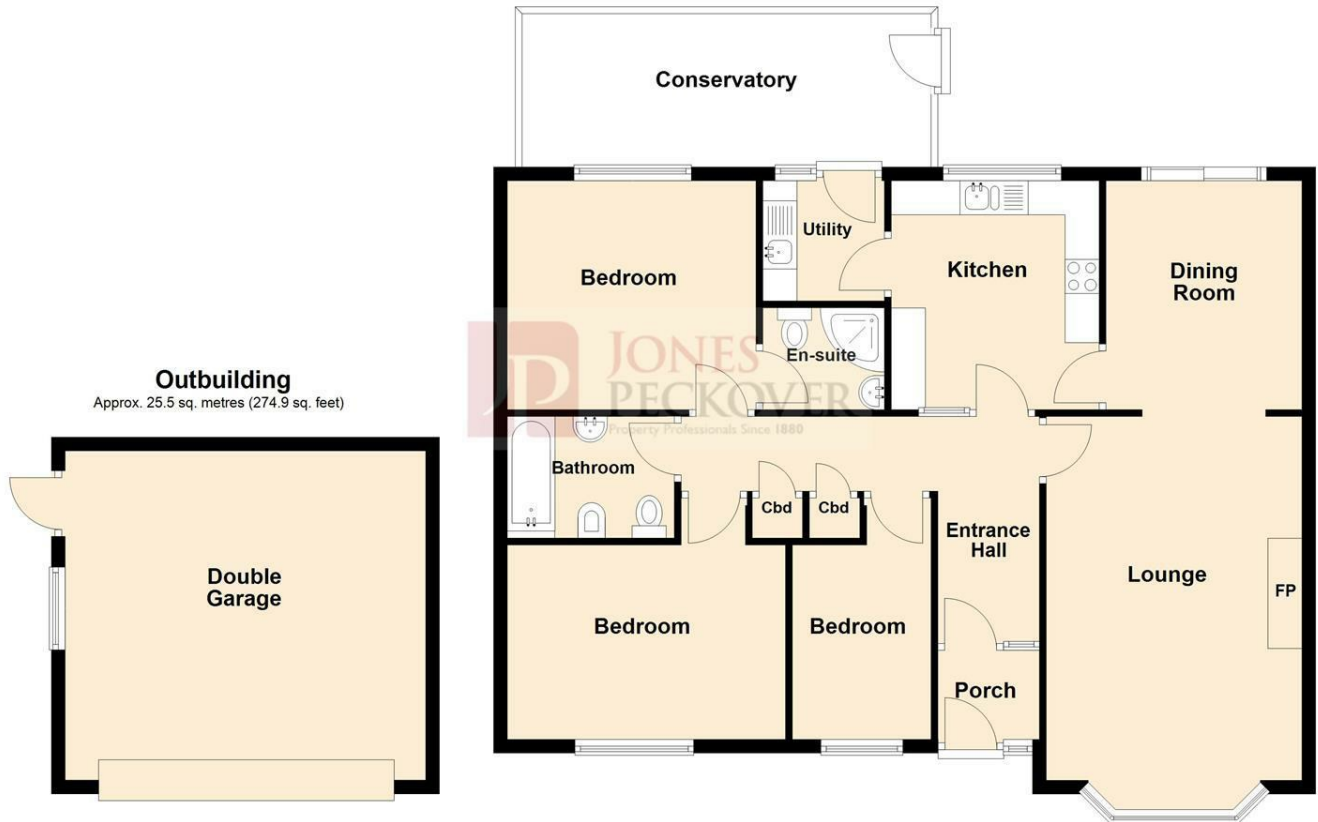
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor

Approx. 99.5 sq. metres (1071.0 sq. feet)



Total area: approx. 125.0 sq. metres (1345.9 sq. feet)

