



JONES PECKOVER

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Bryn Teg , Groesffordd Marli, LL22 9DS

- Individually Designed Bungalow
- Central Heating & Double Glazing
- Ample Parking & Triple Garage
- Viewing Essential
- Four Bedroom (Two En-Suite)
- Large Plot With Views
- Large Open Plan Kitchen/Family Room
- EPC Rating E54

BRIEF DESCRIPTION

An immaculate, individually designed four bedroom detached bungalow situated in the picturesque village of Groesffordd Marli. Spacious and light living accommodation with two en-suite bedrooms and two further double bedrooms. Open plan kitchen/family room. Double glazing and oil fired central heating throughout. Triple garage with electric up and over door. Ample parking to the front, garden to the side and a large patio area to the rear. Open countryside views to the front and distant views to the back.

The accommodation comprises: entrance porch, spacious hallway, open plan kitchen/family room, dining room, lounge, utility, cloak room, boiler room, four bedrooms and a family bathroom.

The property is situated in the quiet settlement of Groesffordd Marli where you will find Cefn Meiriadog County Primary School. Bodelwyddan is within a five minute drive offering easy access to a public house, a range of convenience stores, the Bodelwyddan community centre, a local pharmacy, Ysgol Y Faenol primary school and Kinnel Park Golf club/driving range. Glan Clwyd Hospital is just a short drive from Groesffordd Marli. The A55 that is approximately 2 miles away providing easy access to the A55 both East & West bound.

ENTRANCE PORCH

With oak and glazed door to:

HALLWAY

Engineered oak flooring. Smoke detector. Radiator. Telephone point.

KITCHEN/FAMILY ROOM

24'0" x 18'11" (7.34m x 5.79m)

With a range of fitted units with high gloss fronts and wooden work surfaces. 1.5 bowl sink unit with mixer tap. Built in oven and grill. Five ring gas hob with overhead extractor fan. Space and plumbing for an automatic dishwasher. Built in fridge and freezer. Dining island. Engineered oak flooring. Two matt grey radiators. Patio sliding doors. Views to both the front and rear. Inset spot lights. Television point. Log burning stove on a slate hearth.

DINING ROOM

15'10" x 9'10" (4.83m x 3.01m)

Overlooking side garden. Radiator. Wall lights.

INNER HALLWAY

Shelving. Loft access hatch.

LOUNGE

15'11" x 10'9" (4.87m x 3.30m)

Raised log burning stove on a slate hearth. Radiator. Television point. Wall and ceiling lights.

BEDROOM NO: FOUR

13'9" x 12'1" (4.20m x 3.69m)

Incorporating en-suite.

EN-SUITE

Shower cubicle with electric shower. Low level WC. Pedestal wash hand basin. Tiled walls and floor. Extractor fan.

BOILER ROOM

11'5" x 4'11" (3.49m x 1.50m)

UTILITY

9'10" x 6'10" (3.02m x 2.09m)

Base units with work surface. Stainless steel sink unit. Tiled walls. Door to outside.

INNER HALLWAY

Engineered oak flooring. Radiator.

BEDROOM NO: ONE

15'7" x 10'0" (4.76m x 3.07m)

With far reaching views. Radiator. Television point.

BEDROOM NO: TWO

13'0" x 11'6" (3.97m x 3.51m)

Radiator. Television point.

BEDROOM NO: THREE

15'11" x 12'11" (4.87m x 3.96m)

Fitted wardrobes. Radiator and incorporating:

EN-SUITE

Shower cubicle with electric shower. Vanity unit with WC and wash hand basin. Chrome heated towel rail. Tiled walls and floor.



BATHROOM

11'4" x 6'11" (3.46m x 2.13m)

Panelled bath. Shower cubicle with mains shower. Low level WC. Pedestal wash hand basin. Tiled walls. Radiator. Extractor fan.

GARAGE

21'9" x 19'0" (6.65m x 5.80m)

SERVICES

None of the services have been tested, however it was noted that mains water, drainage and electricity are connected. Oil fired central heating. LPG for gas hob.

TENURE

The property is being sold freehold. Solicitors to confirm.

COUNCIL TAX

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

MISDESCRIPTIONS ACT

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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.



