# Chart **JONES Property Professionals Since 1880**

61 Market Street, Abergele, Conwy, LL22 7AF

T: 01745 832240





# Haddon Bank, Erbistock, LLI3 0DW

- Detached Family Home
- Views of the Dee Valley
- Beautiful gardens

- Sought after location
- Excellent road links
- 5 bedrooms

# PORCH ENTRANCE

9'9 x 6 (2.97m x 1.83m)

RECEPTION HALL 10'9 x 9'9" (3.28m x 2.97m)

# LOUNGE

22'0" x 11'6" (6.71m x 3.51m) Open fire in a natural stone surround and double glazed patio windows overlooking the rear garden.

#### **DINING ROOM**

11'6 x 10'9' (3.51m x 3.28m') Patio windows

#### **KITCHEN**

15' x 9' (4.57m x 2.74m)

Having tiled floor and panelled ceiling. Fitted with a range of oak fronted base units, drawers, suspended wall cupboards and work surfaces with stainless steel sink unit and tiled surrounds. Built in double oven and ceramic hob.

#### UTILITY ROOM

9' x 6'6 (2.74m x 1.98m)

Having tiled floor, suspended wall cupboard and freestanding oil central heating boiler.

# WC

Half tiled with wash hand basin and WC

#### ATTACHED BOOT ROOM

 $13'3 \times 8'3$  (4.04m x 2.51m) With Quarry tiled floor. Fitted base units and suspended wall cupboards. Plumbing for automatic washing machine and oil tank.

# **INTEGRAL GARAGE**

22'6  $\times$  18'6 (6.86m  $\times$  5.64m) Having up and over door, fitted shelving, water power and light.

#### FIRST FLOOR LANDING

Having built in airing cupboard.

BEDROOM ONE 16'6 x 12' (5.03m x 3.66m) Built in wardrobes.

# EN SUITE SHOWER ROOM

 $6' \times 4'6$  (1.83m x 1.37m) Fully tiled and fitted with vanity unit with wash basin and WC. Glazed shower cubicle and heated towel rail.

#### BEDROOM TWO

12' x 10'9 (3.66m x 3.28m)

BEDROOM THREE 12'6 x 9'3 (3.81m x 2.82m)

# FAMILY BATHROOM

 $9' \times 6'3$  (2.74m x 1.91m) Fully tiled and fitted with a panelled bath, wash hand basin, WC and shower cubicle. Heated towel rail.

#### **BEDROOM FOUR**

 $II'3 \times 9' (3.43m \times 2.74m)$ With built in wardrobe.

#### FIRST FLOOR SITTING ROOM

 $15'3 \times 8'6$  (4.65m x 2.59m) Enjoying fabulous views over the Dee Valley and surrounding countryside.

#### STUDY/BEDROOM 5

12'3 x 6'9 (3.73m x 2.06m)

# OUTSIDE

The property stands in large well maintained gardens and is approached over a tarmacadam driveway to a parking and turning area. The gardens are lawned for ease of maintenance with well stocked floral boarders, and mature specimen trees.

#### SERVICES

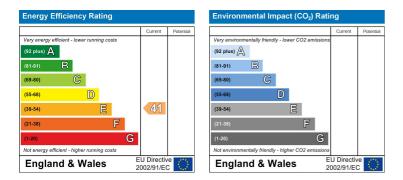
Mains Water and electricity are connected subject to regulations. Private Drainage. Oil fired central heating.

#### TENURE

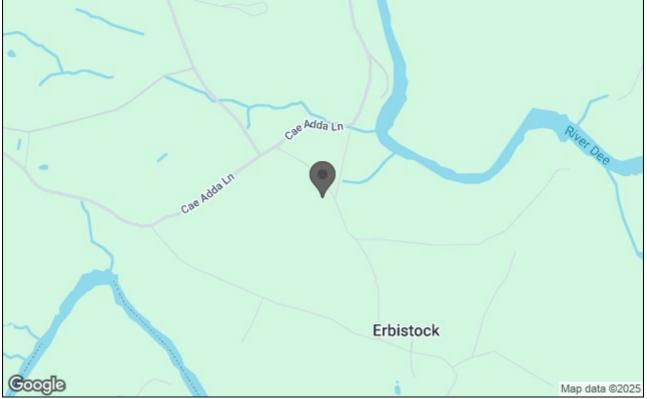
Freehold













Abergele: 61 Market Street, Abergele, Conwy, LL22 7AF T: 01745 832240 E: abergele@jonespeckover.com



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