



JONES PECKOVER

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Haddon Bank , Erbistock, LL13 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" x 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" x 18'6" (6.86m x 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' x 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' x 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

11'3" x 9' (3.43m x 2.74m)

With built in wardrobe.

FIRST FLOOR SITTING ROOM

15'3" x 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 tarmac driveway to a parking and turning area. The gardens are lawned for ease of maintenance with well stocked floral borders, and mature specimen trees.

SERVICES

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

TENURE

Freehold





