



# JONES PECKOVER

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Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## The Bungalow Graianrhyd Road, Llanarmon-Yn-Ial, Mold CH7

- 3 Bedroomed Detached Property
- 1.76 Acres of Land
- Various Outbuildings
- 3 Reception Rooms
- Newly installed bathroom and kitchen
- Huge potential for further development with the relevant permissions

3 Bedroom detached bungalow sitting on a 1.76 acre plot. Substantial area of hardstanding to the Right side of the property and a paddock to the left side. Various outbuildings to the rear. The Bungalow has undergone improvements including the beautiful Parquet flooring to the majority of the living areas. Newly installed bathroom and tastefully decorated throughout. The property is light, airy and spacious. The grounds of which the property sits on has huge potential for further development subject to planning permission. This property is a must see!

### HALLWAY

Entrance is through a double glazed composite door, parquet flooring, Radiator, lighting and power sockets.

### LOUNGE

Double glazed windows to front and side elevation. French doors to Conservatory / Garden room. Parquet flooring, wood burner, radiator, lighting and power sockets.

### CONSERVATORY / GARDEN ROOM

Dwarf walls with double glazed windows to side and rear elevations. Wooden beamed roof with corrugated roof. Quarry tiled floor, Wooden door into garden area.

### DINING ROOM

Bay window to front elevation, wooden flooring, radiator, power sockets and lighting. Void in chimney breast and built-in cupboard to alcove.

### KITCHEN

A range or wall and base units with voids for dishwasher, washing machine, Range style cooker with stainless steel splashback and extractor above. Windows to 3 elevations, and rear door to lean-to. Wooden floor, radiator, power sockets and lighting.

### BEDROOM 1

Parquet flooring, window to side elevation, fitted wardrobes to one wall, radiator, lighting and power sockets.

### BEDROOM 2

Parquet flooring, radiator, window to side and rear elevations, fitted wall to ceiling wardrobe, radiator, lighting and power sockets.

### BEDROOM 3

Window to rear elevation and door to rear, radiator, parquet flooring, power sockets and lighting.

### BATHROOM

White W.C, pedestal sink, white shower tray with glass screens. Mermaid shower panels to shower area and tile walls and flooring. Chrome towel rail. Window to side elevation.

### OUTSIDE

To the front of the property the garden is laid to lawn enclosed with hedging. At the rear is a concrete yard with various outbuildings. The right of the property is a sizable area of hard standing which has huge potential for further development with the relevant planning permissions. To the right side is a paddock. Brick built outhouse housing W.C and a separate utility area with sink.

### METHOD OF SALE

The land is to be offered for sale by Private Treaty.

### MISREPRESENTATION 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.

### PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct, but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Jones Peckover, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property, and these particulars do not constitute an offer or contract. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

### SERVICES

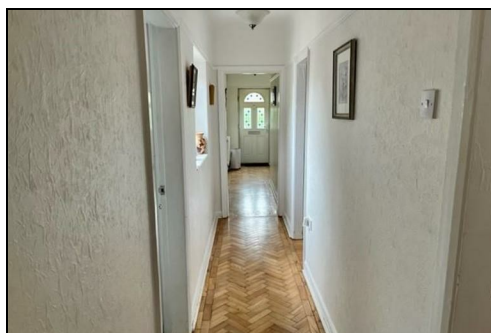
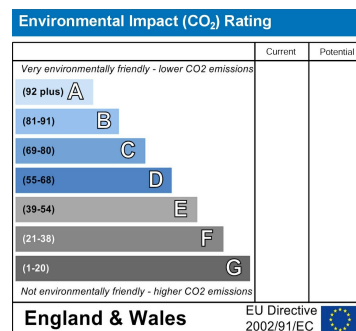
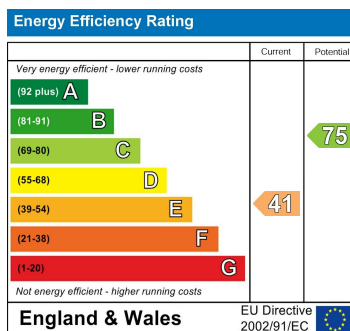
Mains electricity, water and drainage are connected to the property. Oil central heating. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

### TENURE

Assumed Freehold - Confirmation should be sought from your Solicitors

### VIEWING

By arrangement with the Agents, Jones Peckover,  
47 Vale Street  
Denbigh  
LL16 3AR  
Tel: 01745 812127  
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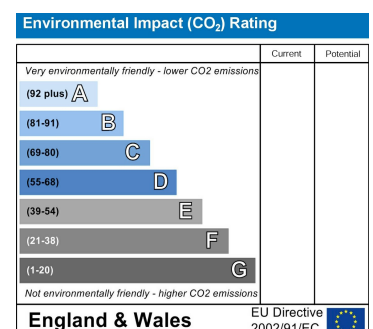
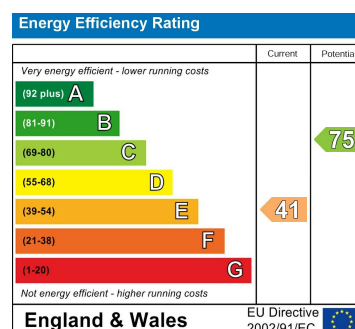
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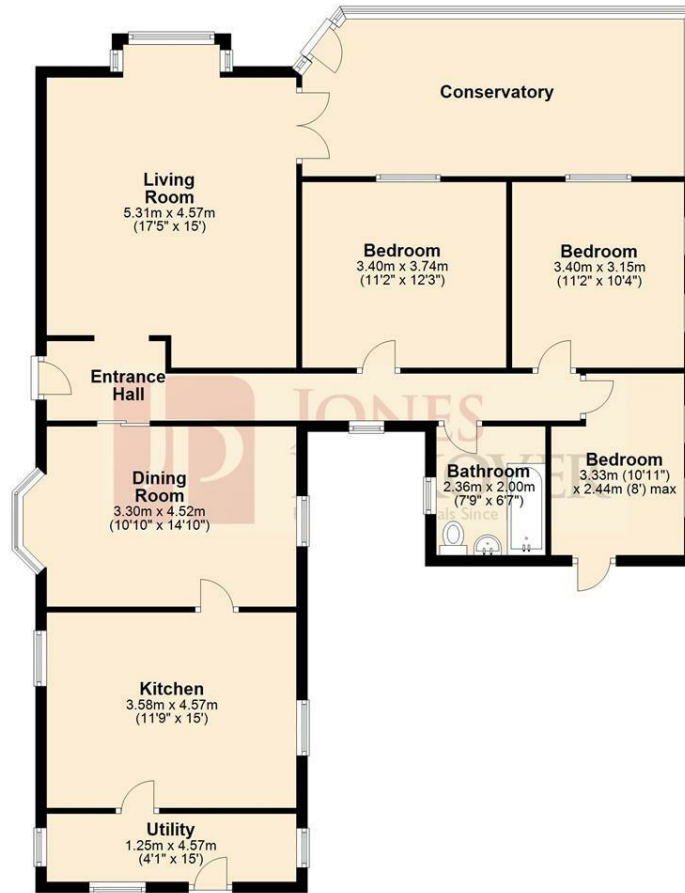
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Approx. 131.0 sq. metres (1410.0 sq. feet)



Total area: approx. 131.0 sq. metres (1410.0 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

