



# JONES PECKOVER

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## 25 Maes Aled, Llansannan, LL16 5HT

- 3 Bedroom Semi-Detached
- Close to Village centre, Post office & Pub
- Ideal Family home
- Close to public transport links
- No onward chain
- Large garden
- Sought after Location
- First Time Buyers

A well presented semi-detached 3 Bedroom home, Viewing highly recommended.

Ideal for a Family, spacious home and large gardens with the popular school Ysgol Bro Aled within walking distance.

Occupying a central location within the picturesque village of Llansannan. A short walk to the Village Centre, School, Post Office, Pub and Shop.

The village is also close to public transport links only 8 miles to Abergele and 9 miles to the Historic town of Denbigh. No onward chain.

### ENTRANCE HALLWAY

14'6" x 6'7" (4.442 x 2.023)

Welcoming open hallway. Window to left elevation and window to the landing, Tasteful wood effect flooring, large under stair storage cupboard. Radiator.

### LIVING ROOM

13'1" x 12'2" (4.003 x 3.715)

Cosy Living room to the front of the property with a large window allowing plenty of natural light. The wood effect flooring continues seamlessly from the hallway though to the Living room. Traditional Log burner with Granite hearth and wood surround.

### DINING ROOM

7'8" x 7'5" (2.356 x 2.283)

Dining room accessed from the hallway and the door to the rear of the property. Window with views of the garden and beyond.

### KITCHEN

12'1" x 9'1" (3.693 x 2.774)

Good sized kitchen with modern neutral base and wall units. Space for cooker and plumbing for dishwasher and washing machine. Plenty of room for a table. Large window with views of the rear garden.

### BATHROOM

7'4" x 5'8" (2.248 x 1.734)

Family bathroom. Neutral colours, fully tiled, shower fitted over the P-shaped bath. Heated towel rail/radiator.

### BEDROOM 1

12'1" x 10'5" (3.708 x 3.179)

Good sized double bedroom to the front of the property. small alcove, large window and radiator. Neutral décor.

### BEDROOM 2

11'1" x 11'0" (3.393 x 3.356)

Second double room to the rear of the property. Useful built in storage. Radiator. Large window with views of the garden and hills beyond.

### BEDROOM 3

8'8" x 7'7" (2.653 x 2.331)

Single bedroom to the front of the property. Radiator. Useful built in storage.

### SERVICES

Mains Water and Electricity. Oil Central Heating

### MONEY LAUNDERING (D)

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/Photographic Driving Licence and a recent Utility Bill.

### MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

### LOCAL AUTHORITIES & UTILITIES (D)

Planning: Denbighshire County Council, Caledfryn, Smithfield Road, Denbigh, Clwyd LL16 3RJ (Tel: 01824-706727).



Highways: Denbighshire C.C., Caledfryn, Smithfield Road, Denbigh, Denbighshire (Tel: 01824-706800).

Electricity: Scottish Power/Manweb, Customer Services, PO Box 168, Prenton, CH26 9AY. (Tel: 0845 7292292.)

Water: Dwr Cymru, Customer Services, PO Box 690, Cardiff, CF3 5WL. (Tel: 0800 0520130)

Gas: BG Plc/Transco (Tel: 0800 111999)





