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Pandora 3 Victoria Terrace, Bodfari, LL16 4ED

- Great Location
- Views of the Clwydian range
- 3 bedroomed
- In need of some modernisation
- Beautiful gardens
- Good sized bungalow
- 2 reception rooms
- Awaiting EPC and Floorplan

Three Bedroomed end terrace bungalow situated in the popular village of Bodfari, within walking distance of many local amenities. The village boasts a very popular public house and restaurant, church and Primary School.

This property offers two generous reception rooms along with a good sized kitchen, utility room, family bathroom and 3 bedrooms. The property also benefits from off road parking for at least 2 vehicles.

The rear garden is set on 3 levels with a sun trap patio a few steps up to a lawned area with some mature shrubs, wild flowers and hedgerows with views over the rooftop of the property over to the hills of the Clwydian range, a little further beyond you will find a secret garden with beautiful trees and wild flowers but also potential for a private decking area, play area or to enjoy the tranquility and beauty.

This property has all fixtures and fittings in place and ready to move in with a recently fitted gas boiler and radiators. The property may be in need of a little modernisation.

Awaiting EPC and Floorplan

Viewing this property is highly recommended.

ENTRANCE PORCH

3'7" x 3'6" (1.094 x 1.081)

A welcoming frontage to this beautiful bungalow, a modern half glass wood effect upvc door into the internal porch. this porch has plenty of storage and a door through to the Hallway.

HALLWAY

8'1" x 17'9" (2.476 x 5.420)

From the entrance the hallway runs to the left with doors to the bathroom ahead and doors to the 3 bedrooms. To the right is a doorway through to the dining room and an archway to the Lounge.

DINING ROOM

11'10" x 9'11" (3.625 x 3.047)

To the right from the entrance is the door through to this good

sized dining room, with a window to the front of the property it is flooded with natural light. The room has a lovely hatch through to the kitchen and open archway through to the Living room. Long low radiator beneath the window.

LOUNGE

14'0" x 13'0" (4.285 x 3.974)

The lounge is accessed through an archway from the dining room also with a door to the Kitchen and utility area. This good sized lounge has a window to the front of the property allowing plenty of light. In this room is a feature stone fireplace currently fitted with a gas fire along with fitted storage to each side of the chimney breast. A long low radiator beneath the window in this room also.

KITCHEN

11'6" x 9'6" (3.528 x 2.898)

Good sized Kitchen with a range of wall and base units. Integrated oven, fridge and dishwasher present. A large window with deep sills looking out to the rear garden from the stainless steal sink. The kitchen currently has a high breakfast bar style table and a hatch through to the dining room.

UTILITY ROOM

8'11" x 6'5" (2.720 x 1.956)

Utility room opposite the kitchen to the rear of the property. This room is housing the recently fitted gas boiler, some fitted storage along with a work top and wall units. Large stainless steal sink with work top space, window to the rear and space for washing machine and dryer.

BATHROOM

11'7" x 5'7" (3.542 x 1.720)

A good sized family bathroom to the rear of the property, currently fitted with a toilet, in built sink and vanity unit along with a bath and overhead shower. A white bathroom suite, large frosted window to the rear, also a loft hatch in this room.

BEDROOM I

12'7" x 9'6" (3.847 x 2.898)

Down the Hallway to the front of the property is bedroom I. Double bedroom with fitted wardrobes with wooden doors, long low radiator and large window to the front.



BEDROOM 2

11'7" x 9'8" (3.551 x 2.959)

This second double bedroom is of similar size to the 1st, found at the end of the hallway to the rear of the property, a good sized room with mirror fronted floor to ceiling fitted wardrobes. Large window to the rear with views of the garden. Radiator.

BEDROOM 3

9'1" x 5'10" (2.771 x 1.798)

The third bedroom is a single room but currently fitted with storage shelving and desk to be used as a home office.

GARDEN AND PARKING

The rear garden is set on 3 levels with a sun trap patio a few steps up to a lawned area with some mature shrubs, wild flowers and hedgerows with views over the rooftop of the property over to the hills of the Clwydian range, a little further beyond you will find a secret garden with beautiful trees and wild flowers but also potential for a private decking area, play area or to enjoy the tranquility and beauty.

To the side of the property is parking for two vehicles with access to the rear of the property.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MISREPRESENTATION ACT (D)

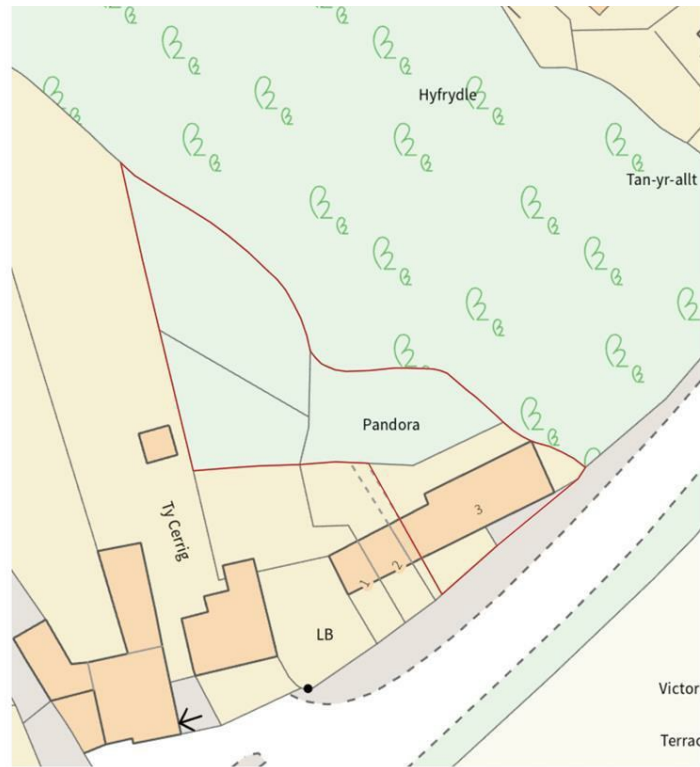
Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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