



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127

4, Towyn Road, Abergele, LL22 7PY



- Three Bedroomed dormer bungalow
- Two driveways and detached garage
 - Front, rear and side garden
 - EPC rating: E
 - Council Tax band: C
 - In need of some renovation

This three bedroom detached dormer bungalow is situated on a sizable corner plot with two driveways, detached garage and front, rear and side gardens. The bungalow is set back off the main road and corners a quiet cul-de-sac. The property is in need of some renovation work throughout.

CONSERVATORY / ENTRANCE

Double glazed windows and doors to two elevations. Laminate flooring, ceiling fan with lights. Internal glazed door to inner hallway, with radiator and doors off to

BEDROOM 1

Bedroom one with uPVC double glazed window to front elevation. Radiator, Built-in wardrobes with mirrored doors.

BATHROOM

Double glazed uPVC window to side elevation. W.C, pedestal wash hand basin, shower cubicle with enclosure. Electric shower and radiator.

BEDROOM 2

uPVC double glazed window to side elevation and radiator.

KITCHEN / BREAKFAST ROOM

Laminate flooring, Radiator, uPVC double glazed windows to two elevations, uPVC double glazed rear door. A range of wall and base units, recess for dishwasher, fridge/freezer, washing machine and dryer. Stainless steel sink and drainer. Built-in oven. 4 ring gas hob with extractor over.

LOUNGE / DINER

uPvc double glazed window to side elevation, Laminate flooring, radiator, archway, stairs to 1st floor.

BEDROOM 3 (MASTER)

Velux double glazed window, doors to eves storage x 3.

BATHROOM

W.C, Bath and Pedestal wash hand basin.

OUTSIDE

To the front of the property is a driveway with gates and a front garden behind a dwarf wall. There is a small enclosed rear garden and to the side of the property is a small vegetable garden and a lawned area and a single driveway with a detached garage.

METHOD OF SALE

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

MONEY LAUNDERING

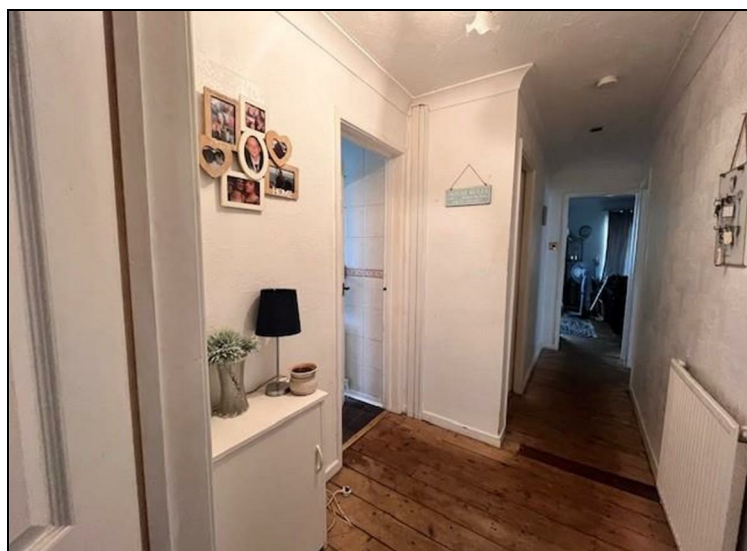
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

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.

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, gas, water and drainage are connected to the property. 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

COUNCIL TAX BANDING

The property is situated in the County of Conwy, Council Tax Band C (information obtained from the Valuation Office Website)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			69
(39-54) E		45	
(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	



