



# JONES PECKOVER

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## 11, Ffordd Y Graig, Llanddulas, Abergele, LL22 8LY

- Detached Bungalow with Conservatory
- Off road parking and Garage
- Enclosed private garden and views
- Close to local beaches
- In need of modernisation
- Good road and rail links
- Viewing recommended
- NO ONGOING CHAIN

We are delighted to welcome to the market this 2 bedroomed detached bungalow located in the popular village of Llanddulas. The property is in some need of redecoration and modernisation throughout and as such this home presents an excellent opportunity for buyers to add their own personal touch.

The property benefits from gas central heating and double glazing throughout. There is a private driveway leading to a single garage providing ample off road parking. The rear of the property features a lawned garden encircled by hedgerows and fencing and far reaching views. The rear garden would be ideal for anyone who has a keen interest in gardening.

Nestled on the very popular residential road of Ffordd y Graig,, the property is a short walk from Llanddulas village centre where you will find a chip shop, a post office, the well loved Valentine Inn gastro pub, an Indian Restaurant/takeaway and Llanddulas beach and coastal path. Llanddulas is situated along the stunning North Wales coastline. It offers both residents and visitors picturesque views of the Irish Sea and nearby countryside. The very popular sandy beaches of Colwyn Bay, Pensarn and Abergele are a very short drive away. There are lovely walks and cycle lanes in close proximity to the property.

The property itself is located within approximately 2.7 miles of Abergele town centre where amenities

can be found including a Tesco Supermarket and a variety of different shops. For commuters, Public Transport links and the A55 expressway are very easily accessible.

#### **PORCH & HALLWAY**

12'8" x 2'11" (3.883 x 0.893)

Small porch area with lockable UPVC double glazed external door and lockable internal door leading to main hallway with rooms leading off. Cupboard housing the boiler.

#### **LIVING ROOM**

15'1" x 11'0" (4.606 x 3.366)

Nice sized lounge with gas fire with brick surround and radiator, UPVC sliding door which leads through to the Conservatory

#### **KITCHEN**

8'10" (max) x 9'2" (2.7m (max) x 2.80)

Nice bright space fitted with a range of wall and base units, work surfaces and radiator. Walls are partly tiled with decorative tiles. There is a built-in gas hob with extractor fan hood over and electric oven. Very useful cupboard off the kitchen which could be utilised as a pantry. Double glazed door leading to the side of the house.

#### **BEDROOM 1**

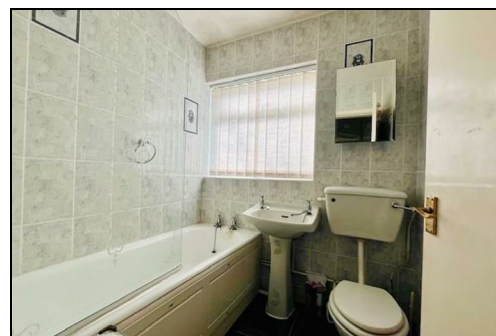
13'6" x 8'10" (4.14 x 2.70)

Nicely proportioned room with double glazed window and radiator .

#### **BEDROOM 2**

9'10" x 7'10" (3.01 x 2.40)

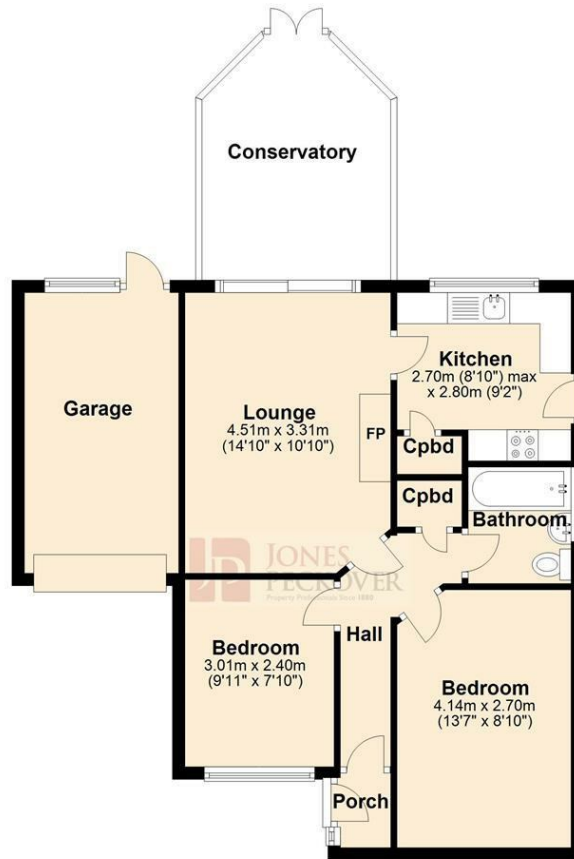
Nicely sized bright room with double glazed window and radiator.





**Ground Floor**

Approx. 63.8 sq. metres (686.5 sq. feet)



Total area: approx. 63.8 sq. metres (686.5 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.

