

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127









II, 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 reccommended
- 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

 $12'8" \times 2'11" (3.883 \times 0.893)$

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

 $8'10" (max) \times 9'2" (2.7m (max) \times 2.80)$

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 I

 $13'6" \times 8'10" (4.14 \times 2.70)$

Nicely proportioned room with double glazed window and radiator .

BEDROOM 2

 $9'10" \times 7'10" (3.01 \times 2.40)$

Nicely sized bright room with double glazed window and radiator.







BATHROOM

 $6'2" \times 5'8" (1.893 \times 1.742)$

Fully tiled bathroom with white three piece suite and vanity unit above the WC. Bath has a shower over together with a shower screen. Tiled effect floor and radiator.

CONSERVATORY

 $13'6" \times 12'3" (4.122 \times 3.735)$

Dwarf brick walls with double glazed windows above and UPVC double glazed doors leading into the back garden. Conservatory has a polycarbonate roof and wood effect flooring with vertical blinds.

OUTSIDE AREA

There is a considerable concrete driveway allowing parking for 2-3 vehicles which leads down to the garage. The front garden is nicely proportioned and there is a path down the side of the house to the back door and to a gated back garden area which is enclosed by hedgerows and fences. The garden is a lovely size and is ideal for those who love gardening and spending time pottering outside.

MISREPRESATION 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.

TENURE

Freehold however confirmation should be sought from your Solicitors

SERVICES

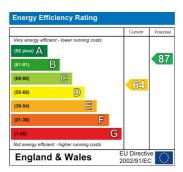
Mains electricity, gas, water and drainage are connected to the property. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

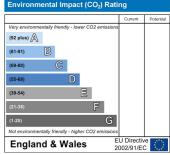
MONEY LAUNDERING

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.

VIEWING

By arrangement with the Agents, Jones Peckover, 61 Market Street, Abergele, Conwy LL22 7AF.



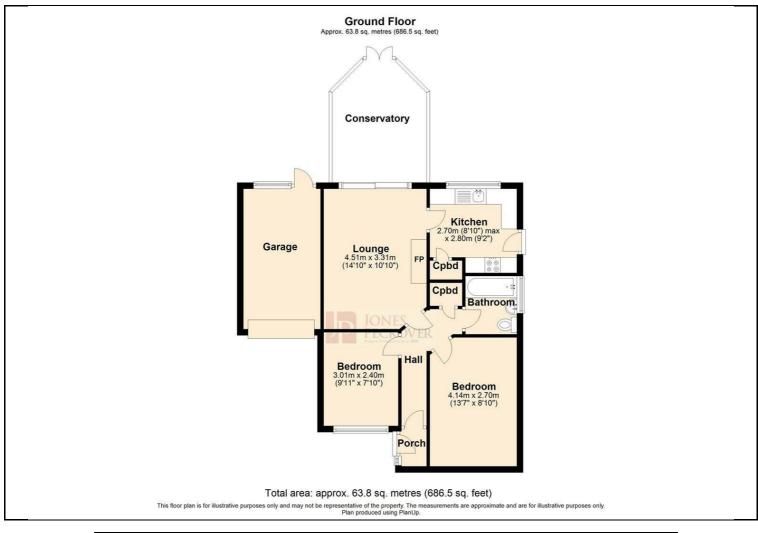


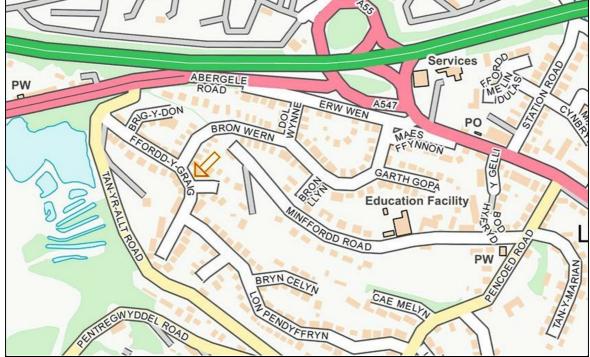














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