



# JONES PECKOVER

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## 20, Lon Derw, Abergele, LL22 7EA

- No Chain
- 2 Bedroom Property
- Would benefit from some modernisation
- Viewing Highly Recommended
- Ideal Location
- Large Corner Plot
- EPC rating - D

Welcome to this charming detached bungalow boasting an impressive roadside presence and set just moments away from Abergele town centre, framed by the picturesque backdrop of Coed Y Gopa Woodlands. This delightful property boasts a good sized reception room, perfect for relaxing with family and friends. With two inviting bedrooms, there is ample space for a small family or guests to stay comfortably. This property is chain free.

The property is very well maintained and is warm and comfortable. It would however, benefit from some modernisation. The property location offers convenience and functionality. Situated on a generous plot of land, this bungalow provides a peaceful retreat from the hustle and bustle of everyday life.

The surrounding area is ideal for nature lovers, with beautiful countryside views and scenic walks right on your doorstep. Abergele town is within a short distance offering a variety of shops and facilities, including a Tesco supermarket, Abergele golf club, the very popular Gwyrch Castle, lovely woodland walks and sandy beaches. The A55 is close by for an easy commute or to explore the stunning North Wales coast and beyond

Early viewing is recommended.

#### LOUNGE

21'2" x 13'0" (6.461 x 3.968)

A good sized lounge with two double glazed windows over the front aspect. Electric fire. Radiator. Electrical sockets. Pendant lighting.

#### KITCHEN

10'8" x 9'4" (3.255 x 2.847)

Fitted with a range of wall and base units. Gas hob with electric over. Void for Fridge, Freezer and plumbing washing machine. Part tiled walls. Two double glazed windows overlooking side and rear

aspect with double glazed door giving access to side and rear of property. Strip lighting, radiator and electrical sockets.

#### BEDROOM 1

9'0" x 13'10" (2.759 x 4.226)

Good sized double bedroom with large double glazed window overlooking the rear aspect. Radiator, electrical sockets and pendant lighting.

#### BATHROOM

9'0" x 5'7" (2.759 x 1.707)

A modern bathroom with 3 piece suite consisting of walk in shower, sink (with vanity over) and WC. Ladder style radiator and fully tiled walls. Vinyl flooring. Double glazed frosted window. Radiator.

#### BEDROOM 2

11'2" x 10'9" (3.415 x 3.294)

Double bedroom with double glazed window, radiator and cupboard which houses the hot water tank.

#### HALLWAY

19'4" x 7'4" (at its widest) (5.901 x 2.238 (at its widest))

With access to loft. Thermostat and alarm.

#### GARAGE

16'1" x 7'1" (4.903 x 2.168)

Strip lighting, electrical sockets and with an electrical roller shutter door.

#### OUTSIDE

The property stands on a good sized corner plot with ample parking space. The front and rear gardens are gravelled with the rear garden having a small range of trees and shrubs. The garden area to the side of the property is also gravelled for easy maintenance. There is an outside light above the rear door to the property and a water butt in the rear garden.

#### MISREPRESENTATION ACT

Messrs Jones Peckover for themselves and for the



vendors or lessors of the 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 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 of representation 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.

**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.

**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

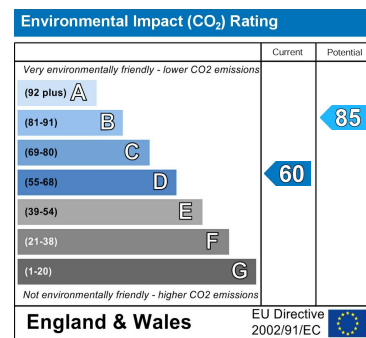
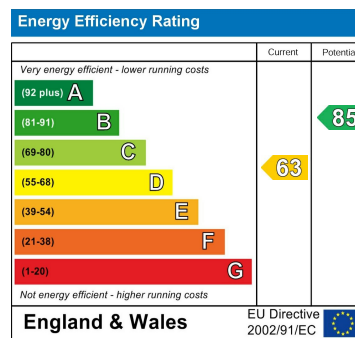
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**TENURE**

Assumed Freehold - Confirmation should be sought from your Solicitors

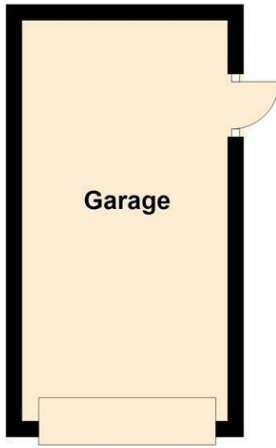
**VIEWING**

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



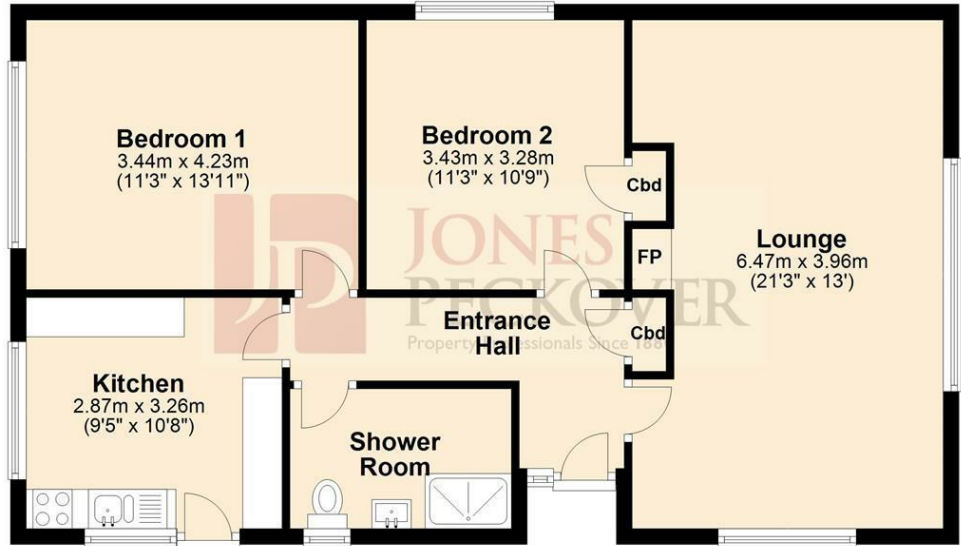
### Outbuilding

Approx. 13.4 sq. metres (143.8 sq. feet)



### Ground Floor

Approx. 74.2 sq. metres (798.2 sq. feet)



Total area: approx. 87.5 sq. metres (942.0 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.

