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Haven, St. Asaph Road, Lloc, CH8 8RD

- Detached Bungalow
- Approx. 1.76 Acres
- Versatility of Use
- Convenient Location
- Four Double Bedrooms
- Modern Five Bay Shed
- Large Summerhouse
- Commercial Yard

We are pleased to offer Haven to the market, a charming property offering great versatility of use, along side spacious family accommodation. The property has to offer a large agricultural shed, 1.8 acres, yard area and timber framed summer house in a desirable area.

The property offers four double bedrooms, kitchen, living room, dining room and two bathrooms, and the summer house offers two bedrooms with open plan living accommodation.

All in all, a somewhat unique property occupying a delightful and private location with the perfect balance of home and work with the current set up. With excellent road access and within easy reach of all major road networks.

In its entirety, a thoroughly recommended property which should be viewed and given careful consideration.

SITUATION

Haven is situated north of the A55 Expressway on the outskirts of the village of Lloc and having direct access onto the A5026. The village of Lloc offers basic village amenities however, the market town of Holywell lies only a short distance offering the majority of retail and recreational facilities including both primary and secondary education systems. The A55 Expressway lies only two miles distant and can be accessed in both a westerly and easterly direction at Junction 31. Benefitting from an exceptionally rural outlook, this property offers exceptional access to the road networks, perfect for those commuting to the North Wales coast, Chester and beyond.

ACCOMMODATION

PORCH / UTILITY

A timber framed porch with windows to all elevations and a range of base units with inset sink and drainer. Excellent storage and boot room

CLOAK ROOM

Tiled floor, low flush WC and wash hand basin.

DINING ROOM

20'7" x 7'0" (6.29 x 2.14)

Spacious room with tiled floor and window to both elevations.

KITCHEN

10'2" x 11'3" (3.10 x 3.43)

Continuation of the tiled floor, a good range of modern base and eye level units with surfaces over, stainless steel sink drainer and window to both elevations.

LIVING ROOM

11'11" x 16'5" (3.64 x 5.01)

Spacious family room with windows to three elevations and decorative ceiling beam.

CENTRAL HALL

Spacious hall giving access to all bedrooms and bathroom.

BEDROOM ONE

11'10" x 14'11" (3.63 x 4.55)

Large bay window to front elevation and window to side elevation. Radiator.

BEDROOM TWO

11'11" x 13'0" (3.64 x 3.97)

Large bay window to front elevation and window to side elevation. Radiator.

BEDROOM THREE

11'5" x 10'7" (3.50 x 3.25)

Window to side elevations with views of the garden and radiator

BEDROOM FOUR

9'2" x 7'11" (2.80 x 2.43)

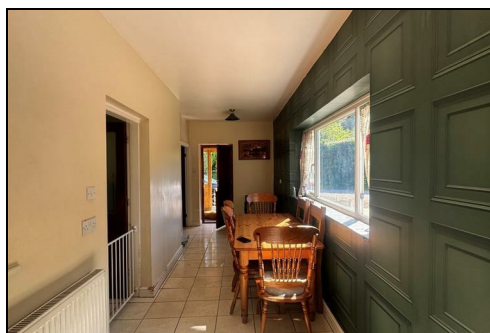
Window to Front elevation and radiator.

BATHROOM

Modern bathroom with walk in mains shower, low flush WC and wash hand basin

SERVICES

The property benefits from mains, water and electricity.



Oil fired central heating and hot water.

EPC:

Council Tax band: F

GARDENS AND GROUNDS

Haven has an enclosed lawned area to each side with mature trees and shrubs, and to its frontage a small paddock and stable area. To the side of the property is a field being approx 1.8 acres. The field is currently laid to grass and is in the majority level and has its own road access. To the rear of the property is ample parking for a number of vehicles.

SUMMERHOUSE

The summer house is of timber framed construction with UPVC double glazing throughout, this charming property is a real asset and offers two bed accommodation. The door opens into the living room area, there are two double bedrooms to the left and to the right a open plan kitchen dining area and a separate bathroom with shower. With the necessary planning permissions this could offer great versatility of use.

AGRICULTURAL SHED AND YARD

To the rear of the property is a large 5 bay modern built steel framed shed with concrete floor thought out. The shed currently has commercial use and has been used as a work shop and storage facilitates for an agricultural contracting business, There is a large hardcore yard area to the side of the shed.

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.

MONEY LAUNDERING (D)

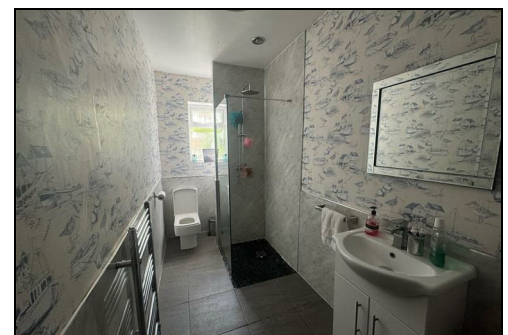
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

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 or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 46 | |
| (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 | |



Ground Floor

Approx. 124.4 sq. metres (1338.8 sq. feet)



Total area: approx. 124.4 sq. metres (1338.8 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.

