



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## 8, Maesgwyn, Kinmel Bay, LL18 5LW

- Semi Detached House
- Enclosed Gardens Front and Rear
- Ideal Buy to Let Investment
- Priced to Sell
- 3 Bedrooms
- Convenient Location
- In Need of Renovation
- No Forward Chain

This semi detached property occupies a convenient location close to the beach and local amenities and offers 3 Bedroom accommodation in need of renovation.

In brief, the accommodation comprises Entrance Hall, Living Room, Kitchen/Diner and wc to the Ground Floor and 3 Bedrooms and Bathroom to the First Floor.

Enclosed gardens to front and rear.

Ideal Buy to Let Investment or First Time Buyer Property

Priced to sell - No Forward Chain.

### ENTRANCE HALL

With wc off. Understairs storage.

### LIVING ROOM

12'4" x 8'6" (3.76m x 2.59m)

UPVC double glazed window to rear

### KITCHEN/DINING ROOM

21'4" x 8'6" (6.50m x 2.59m)

### FIRST FLOOR LANDING

Storage cupboards.

### BEDROOM 1

15'3" x 8'6" (4.65m x 2.59m)

Window to rear

### BEDROOM 2

15'3" x 7'3" (4.65m x 2.21m)

Window to rear

### BEDROOM 3

12' x 5' (3.66m x 1.52m)

Window to rear

### BATHROOM

8'5" x 5' (2.57m x 1.52m)

Panelled bath with shower over, wash hand basin, low flush wc.

### GARDENS

Enclosed gardens to front and rear, garden pond and paved patio, storage sheds.

### SERVICES

All mains services are connected.

### COUNCIL TAX BAND

Council tax band B

### 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.

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

**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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |



