



# JONES PECKOVER

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## 11 Maes Grugor, Bylchau, LL16 5NA

- Semi detached family home
- Large kitchen-diner
- Off road parking for 2 vehicles
- Far reaching views of rolling hills
- 3 bedroom
- No onward Chain
- Front lawn and large rear garden
- Popular rural location

Nestled in the charming village of Bylchau, this delightful property offers a wonderful opportunity for those seeking a peaceful rural lifestyle. Built in 1950, this family home boasts three bedrooms and stunning views of the picturesque surroundings.

This property provides ample room for comfortable living. While it may require some modernisation, this presents an exciting chance for the new owners to put their own stamp on the property and create a bespoke living space tailored to their tastes.

The sought-after location of ensures that you'll be part of a friendly community, while still enjoying the tranquility of the countryside. Whether you're looking for a weekend retreat or a permanent residence, this property offers the perfect blend of rural charm and modern convenience. Only a few miles to the town of Denbigh where you will find, Schools, a range of Supermarkets, Leisure Centre and more.

Don't miss out on the opportunity to make this house your home and wake up to the stunning views and peaceful surroundings that Maes Grugor, Bylchau has to offer.

### ENTRANCE HALLWAY

Through a new half glazed upvc front door into this welcoming light and open hallway. A window to the right and to the landing above brings plenty of natural light. Stairs up to the first floor, radiator and benefits from under stair storage. Doors from the hallway to the Lounge on the left and through to the kitchen.

### LOUNGE-DINER

22'5" x 12'11" (6.85 x 3.96)

A very spacious lounge diner, a large window to the front of the property and patio doors from the dining area into the conservatory. This living space has built in storage to the alcoves, wood effect laminate flooring, 2 pendant lights and radiators. In the dining area is an attractive open fireplace with cast iron hearth and surround.

### CONSERVATORY

7'7" x 9'3" (2.32 x 2.82)

A good sized fully glazed west facing conservatory, tiled floor and doors out to the garden.

### CLOAKROOM

This area from the hallway through to the Kitchen is in need of some work, the remains of the old family bathroom.

### KITCHEN

A good sized kitchen, with twin aspect, window to the front of the property and also to the rear garden. This kitchen has a selection of wooden wall and base units, some exposed brick walls, wood flooring, 2 radiators and 2 pendant lights. Doors out to the front driveway and also to the rear garden. This spacious kitchen also has plenty of room for a breakfast table.

### FIRST FLOOR

Landing with doors to the three bedrooms and family bathroom.

### BATHROOM

A fully tiled bathroom, in need of some modernisation. Functional and clean with a white 3 piece, bath with overhead shower. Frosted window to the rear. Wood flooring.

### BEDROOM

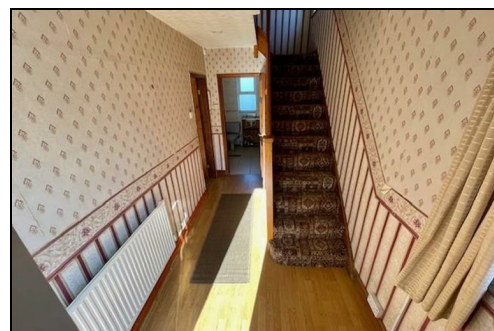
11'11" x 10'9" (3.64 x 3.29)

Bedroom to the rear of the property is a large double room with some fitted storage, the stunning views from the large window of the rolling hills to the rear. Plenty of space for additional furniture, carpeted, large radiator and central pendant light.

### BEDROOM

10'6" x 10'9" (3.21 x 3.29)

Second double bedroom, similar in size to the first. Window to the front of the property and large radiator. More fitted storage, wooden flooring, pendant light.





## BEDROOM

7'4" x 7'11" (2.25 x 2.42)

Third bedroom, single room with window to the front, radiator and pendant light. In need of some work.

## FRONT OF THE PROPERTY

The property offers off road parking to the side of the property for at least 2 vehicles with additional parking possible on the roadside. The property is slightly elevated with a few steps up to the front door although access from the driveway into the kitchen is also possible. The front lawn is fenced with some mature shrubs.

## TO THE REAR

A good size garden to the rear with a lawned area, patio close to the house. To the far side of the property is an area previously used as vegetable plot with raised beds, greenhouse and hard standing for the garden shed. Views from the garden to the fields and rolling hills towards Llansannan. Access around the side of the property to the garden.

The property has Oil central heating throughout. Main water and mains drainage, new double glassed windows to the most part. EPC and floorplan awaiting.

## 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.

## IMPORTANT NOTICE (2) (D)

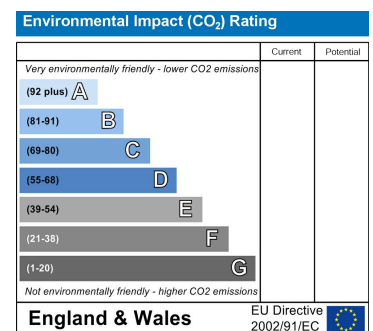
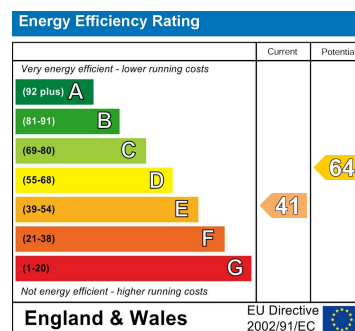
(i) These particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification.

(ii) Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

(iii) Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser such purchaser(s) must rely on their own enquiries.

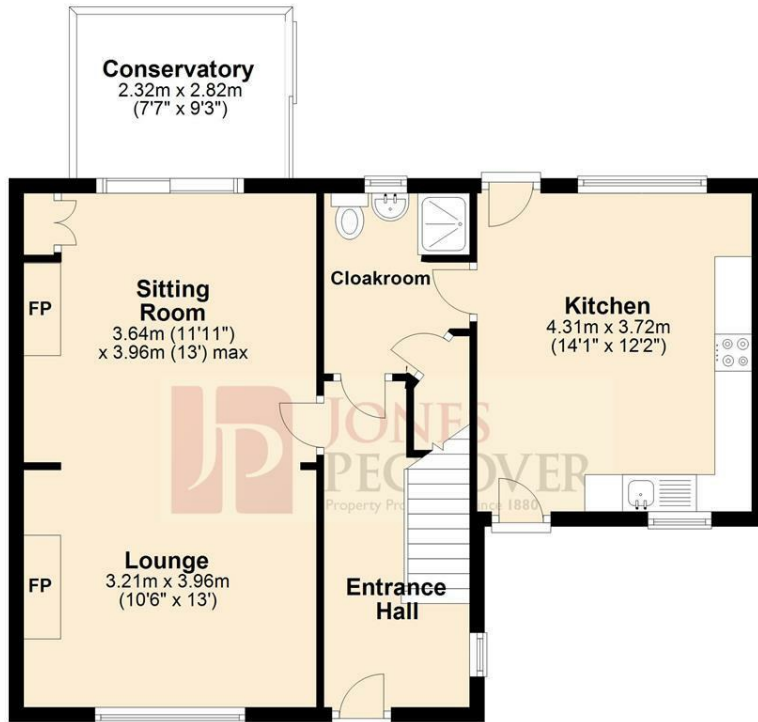
(iv) Where any reference is made to planning permission or potential uses such information is given by Jones Peckover in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

(v) Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.



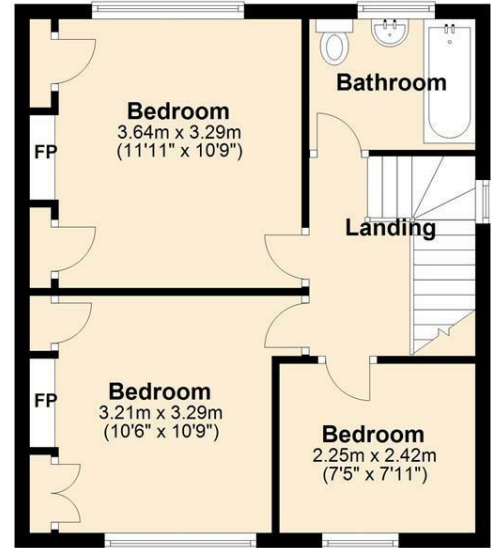
### Ground Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



### First Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



Total area: approx. 101.1 sq. metres (1088.7 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.

