



JONES PECKOVER

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Corris Old Mill Road, Penmaenmawr, LL34 6TE

A three bedroom character family home situated on the outskirts of the village of Dwygyfylchi within easy driving distance of the A55 and towns of Conwy and Llandudno. The property boasts a beautiful terraced garden with mountain views and walks onto the mountains to the rear. Character features include a multi fuel stove and a stunning Parquet floor in the living room. Open plan dining/kitchen room with double doors leading off to the rear patio seating area. Viewing is highly recommended to appreciate the property, location, gardens and views.

MAIN FEATURES

- SEMI-DETACHED FAMILY HOME
- GOOD SIZE TERRACED REAR GARDEN
- MOUNTAIN VIEWS
- CHARACTER FEATURES
- THREE BEDROOMS
- FRONT GARDEN, DRIVE AND GARAGE
- CENTRAL HEATING AND DOUBLE GLAZING
- EPC RATING - D63

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ACCOMMODATION (APPROXIMATE MEASUREMENTS)

ENTRANCE HALL

With quarry tiled floor and stairs to first floor.

LIVING ROOM

15'4" x 12'5" (4.67m x 3.78m)

DINING KITCHEN

17'2" x 11'10" (5.23m x 3.61m)

REAR PORCH

FIRST FLOOR LANDING

BEDROOM NO: ONE

12'3" x 10'8" (3.73m x 3.25m)

BEDROOM NO: TWO

12'8" x 10'8" (3.86m x 3.25m)

BEDROOM NO: THREE

8'10" x 7'9" (2.69m x 2.36m)

BATHROOM

6'10" x 6'8" (2.08m x 2.03m)

OUTSIDE UTILITY/WC

7'5" x 4'1" (2.26m x 1.24m)

GARAGE

16'3" x 6'8" (4.95m x 2.03m)

SERVICES

None of the services have been tested by the selling agents, however it was noted that main water, drainage, gas and electricity are connected.

TENURE

We believe the tenure to be freehold. Solicitors to confirm.

VIEWING

Please contact the selling agents on 01745 832 240 or email chris@jonespeckover.co.uk to arrange an appointment to view.

AGENTS NOTES

The current owner has had a new central heating system installed and we await an updated EPC.

MONEY LAUNDERING

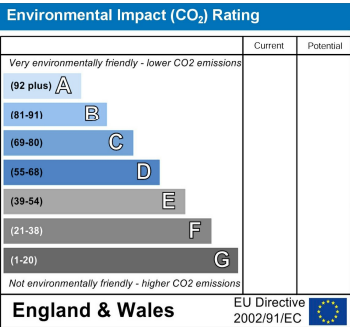
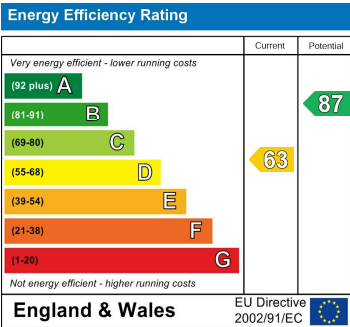
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

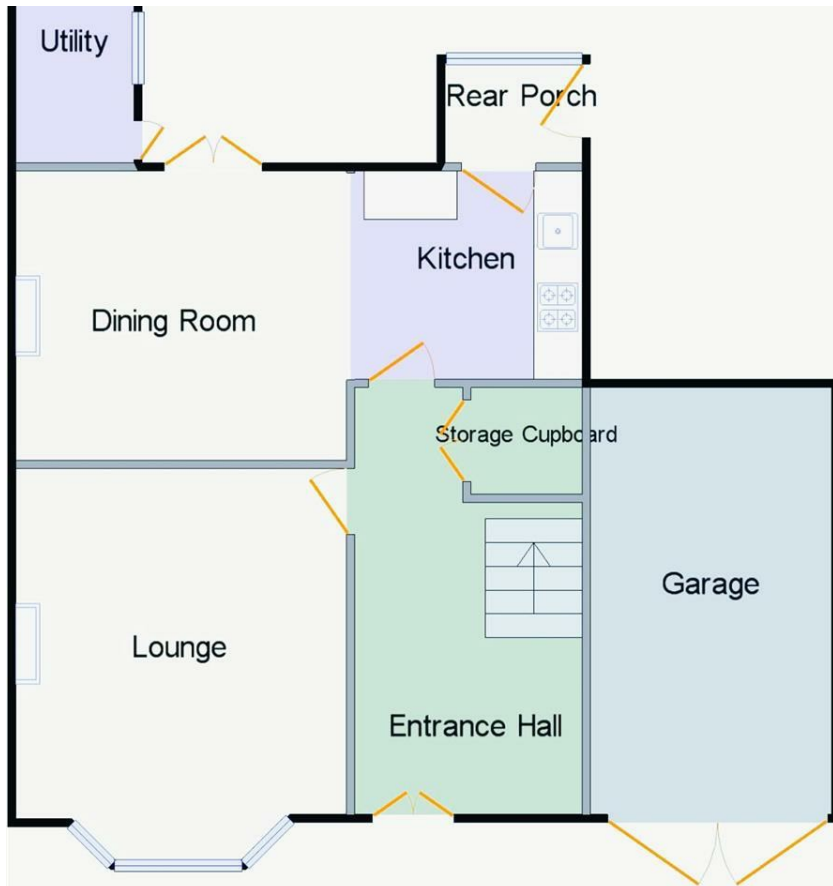
MISDESCRIPTIONS ACT

Messrs Jones Peckover for themselves and for the vendors or lessors of the property whose agents they are, give notice that:-

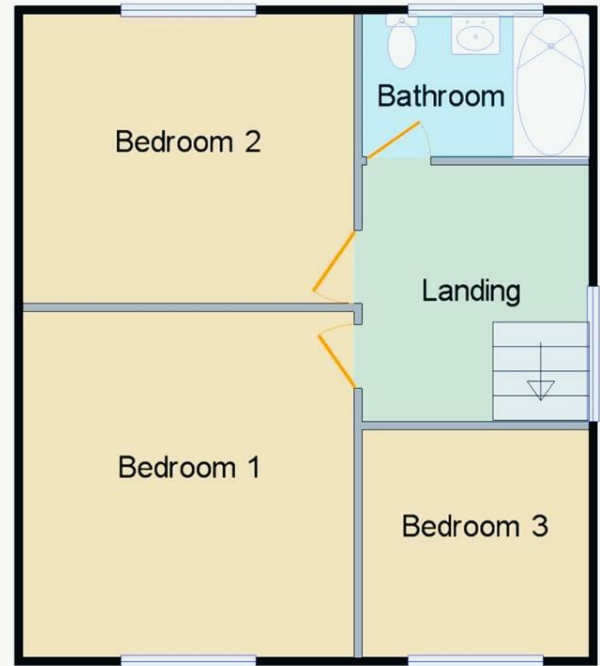
1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without 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.







Ground Floor



1st Floor

