



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## 20, Bron Wern, Llanddulas, Llanddulas, LL22 8JD

- DETACHED BUNGALOW
- GARDENS, GARAGE & DRIVE
- EASY ACCESS TO THE A55
- EPC RATING D66
- THREE BEDROOMS
- QUIET VILLAGE LOCATION
- VIEWING RECOMMENDED
- NO ONWARD CHAIN



Detached 3 Bedroom Bungalow with large rear garden occupying an enviable position in the popular village of Llanddulas. The property has been well maintained throughout and the accommodation comprises of entrance porch, hallway, living room, modern fitted dining kitchen, bathroom, shower room, conservatory and three bedrooms.

One of the standout features of this bungalow is its beautifully landscaped rear gardens, which offer a private oasis with stunning sea views. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with family and friends. The property also benefits from a garage with electric door together with off-road parking, ensuring that your vehicles are secure and easily accessible.

Situated in a quiet and convenient location, this bungalow allows for easy access to local amenities and is conveniently close to the A55 Expressway. The property is equipped with central heating and double glazing, ensuring warmth and comfort throughout the year.

Viewing recommended, no forward chain.

### DESCRIPTION

A spacious, detached three bedroom bungalow with a modern and light interior. Double glazing and central heating. Off road parking to the front. Terraced garden to the rear. Garage with electric roller door. The property is situated in a quiet residential area of the village with similar properties surrounding. The accommodation comprises: entrance porch, hallway, dining kitchen, lounge, bathroom, shower room, conservatory and three bedrooms.

### DIRECTIONS

From Abergele head to Llanddulas. Turn left just before the roundabout and then left into Bron Wern. Follow the road around and the property will be seen on the left hand side. Postcode for SatNav: LL22 8JD

### ACCOMMODATION (APPROXIMATE MEASUREMENTS ONLY)

#### ENTRANCE PORCH

Door into:

#### HALLWAY

Two storage cupboards. Loft access hatch (the loft space is boarded for storage). Radiator. Central heating thermostat.

#### BREAKFAST KITCHEN

16'1" x 10'1" (4.92m x 3.09m)

With a range of fitted wall and base units having complementary work surfaces and brick style tiled splash backs. 1.5 bowl stainless steel sink unit with mixer tap. Built in oven, grill and four ring gas hob with overhead extractor fan. Built in fridge. Space for a dining table. uPVC glazed door leading to outside. Radiator.

#### LOUNGE

16'4" x 11'7" (5.00m x 3.55m)

Television point. Radiator.

#### CONSERVATORY

With tiled floor and door to outside.

#### BEDROOM NO: ONE

12'0" x 9'1" (3.66m x 2.78m)

Overlooking rear garden. Radiator.

#### BEDROOM NO: TWO

8'8" x 7'7" (2.66m x 2.33m)

Radiator. door to conservatory.



**BEDROOM NO: THREE**

11'8" x 9'5" (3.57m x 2.88m)

Radiator.

**BATHROOM**

Panelled bath with overhead shower and splash screen. Low level WC. Pedestal wash hand basin. Radiator.

**SEPARATE SHOWER**

Shower cubicle. Tiled walls.

**GARAGE**

Electric roller door to the front and access to the back.

**SERVICES**

Mains Water, drainage, gas and electricity are connected. None of the services have been tested by the selling agents.

**COUNCIL TAX**

The property is believed to be in council tax band D. Information from [www.voa.gov.uk](http://www.voa.gov.uk)

**TENURE**

Freehold. Solicitors to confirm.

**BROADBAND**

500 Mbps available according to uswitch.

**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.

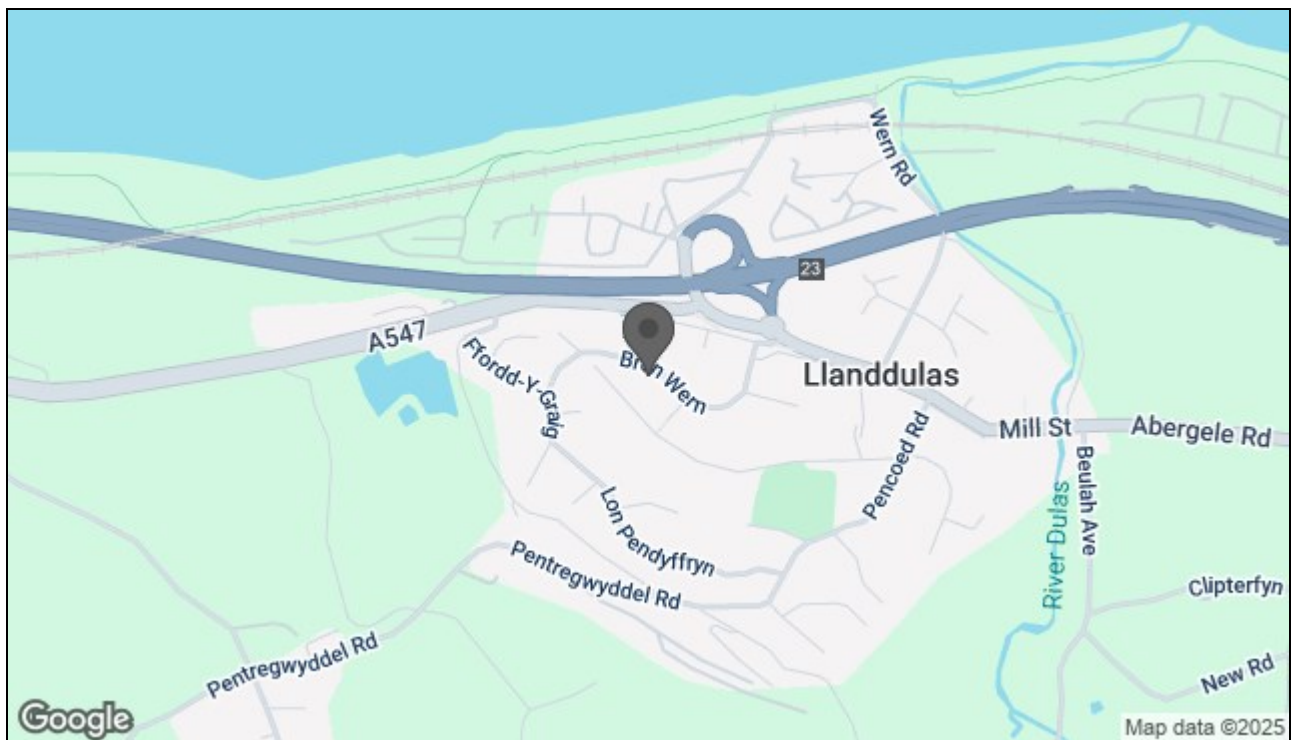
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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