



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## 3, Awelon, Towyn, Abergele, LL22 9NS

- Semi Detached Bungalow
- Well Presented Accommodation
- Ample Off Road Parking
- Gas Fired Central Heating
- 3 Bedrooms
- Loft Room and Hobby Room
- Low Maintenance Gardens
- UPVC Double Glazing



This 3 Bedroom semi detached bungalow occupies a convenient location close to the coastline at Towyn.

The accommodation is well presented throughout and in brief provides living room, modern fitted kitchen, 3 bedrooms, bathroom, garden room and loft room.

There is ample off road parking and the low maintenance gardens to the rear are private and enclosed. A large timber outbuilding provides useful additional space as a home office or hobby room, is insulated and benefits from power.

Within easy walking distance of all local amenities and the coastline, a short drive away from the larger towns of Abergele and Rhyl and close to public transport services.

Gas fired central heating, UPVC double glazing.

#### THE ACCOMMODATION

UPVC double glazed door gives access to:-

#### ENTRANCE HALL

Leading to:-

#### KITCHEN

13'7" x 9'7" (4.14m x 2.92m)

Modern fitted kitchen with base, drawer and wall storage units, ample working surfaces, stainless steel sink unit, void for cooker with extractor hood over, void and plumbing for washing machine, void for fridge/freezer, built-in storage cupboard, double glazed French doors to front elevation giving access to a decked patio area.

#### LIVING ROOM

16'9" x 10'9" (5.11m x 3.28m)

Fireplace housing an electric fire, UPVC double glazed window to front elevation, coved ceiling.

#### INNER HALL

Giving access to:

#### BEDROOM 1

11'9" x 10'7" (3.58m x 3.23m)

Double bedroom with UPVC double glazed window to rear elevation.

#### BEDROOM 2

8'8" x 8'3" (2.64m x 2.51m)

UPVC double glazed window to rear, UPVC door to:

#### LEAN-TO GARDEN ROOM

17'5" x 6' (5.31m x 1.83m)

Giving access to rear garden.

#### BEDROOM 3

18'8" x 8'3" (5.69m x 2.51m)

Accessed from the hallway, this large double bedroom has a range of fitted wardrobes, storage and bedside cabinets, UPVC door to garden room.

#### BATHROOM

9' x 4'9" (2.74m x 1.45m)

Panelled bath with electric shower over, wash hand basin with vanity storage, low flush wc, UPVC double glazed windows to front and side elevation.

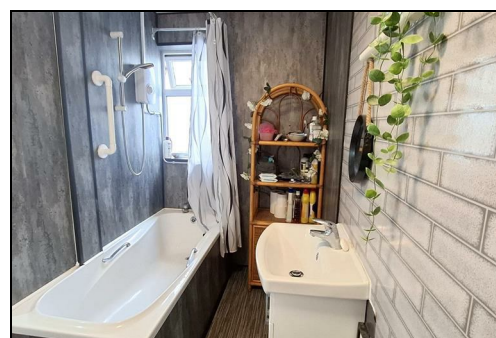
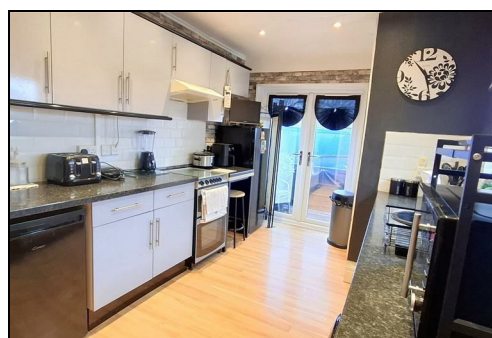
#### LOFT ROOM

16'4" x 8'6" into eaves (4.98m x 2.59m into eaves)

With double glazed Velux window and further window to side elevation.

#### OUTSIDE

To the front is a tarmac driveway and parking area providing ample off-road parking, established



flower borders and raised decking area. To the rear is an enclosed low maintenance garden with timber fencing. A large timber outbuilding which benefits from power and insulation provides an useful additional space ideally suited as an office or hobby room. Further timber garden store.

### COUNCIL TAX BAND C

### 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 or 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) 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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

