

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127









# 14 Lon Dderwen, Abergele, LL22 7DW

- DETACHED BUNGALOW
- DOUBLE GARAGE AND DRIVE
- DOUBLE GLAZING & CENTRAL HEATING IN NEED OF UPDATING
- SOUGHT AFTER LOCATION

- THREE BEDROOMS (MASTER EN-SUITE)
- CONSERVATORY TO THE REAR
- - EPC C71



A detached three bedroom (master en-suite) bungalow situated in a highly sought after area of Abergele on a good size plot with double garage, ample parking, gardens and conservatory. Double glazing and central heating throughout. The property is in need of updating works. NO CHAIN ON SELLERS SIDE. The accommodation comprises: entrance vestibule, entrance hall, lounge, dining room, kitchen, utility, three bedrooms (master en-suite) and bathroom.

# ACCOMMODATION (APPROXIMATE MEASUREMENTS)

#### **ENTRANCE VESTIBULE**

# **ENTRANCE HALL**

Radiator. Two storage cupboards with one housing a Worcester combi boiler.

# LIVING ROOM

 $17'6" \times 12'3" (5.35m \times 3.75m)$ 

Bay window to the front. Radiator. Open to:

#### **DINING ROOM**

 $11'6" \times 9'6" (3.51m \times 2.90m)$ 

With patio sliding doors to outside. Radiator. Door to:

# **KITCHEN**

 $10'11" \times 10'0" (3.34m \times 3.05m)$ 

With a range of fitted wall and base units having work surfaces and tiled splash backs. Stainless steel sink unit with mixer tap. Radiator. Door to:

# UTILITY

 $6'0" \times 5'10" (1.85m \times 1.80m)$ 

Base unit with stainless steel sink. Door to:

# **CONSERVATORY**

 $20'3" \times 8'0" (6.19m \times 2.46m)$ 

Laminate flooring. Door to garden.

#### **BEDROOM NO: ONE**

 $II'II'' \times II'0'' (3.64m \times 3.37m)$ 

Radiator.

# **EN-SUITE**

Corner shower with mains shower. Low level WC. Pedestal wash hand basin. Tiled walls.

#### **BEDROOM NO: TWO**

 $13'4" \times 9'4" (4.08m \times 2.85m)$ 

Radiator.

# **BEDROOM NO: THREE**

 $9'4" \times 6'10" (2.87m \times 2.09m)$ 

Radiator.

# **BATHROOM**

 $8'0" \times 5'10" (2.46m \times 1.78m)$ 

Bath with electric shower over. Bidet. Low level WC. pedestal wash hand basin. tiled walls.

# **SERVICES**

None of the services have been tested. It was noted that mains water, drainage, electricity and gas are connected.

#### **COUNCIL TAX**

The property is believed to be in council tax band E. Information from. www.voa.gov.uk

# **MISDESCRIPTIONS ACT**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# MONEY LAUNDERING

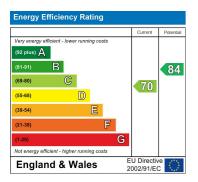
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

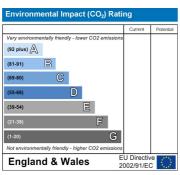






















Total area: approx. 125.0 sq. metres (1345.9 sq. feet)





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