

**JONES  
PECKOVER**

Property Professionals Since 1880

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## Bodeugan Bach, Waen, St. Asaph, LL17 0DT

- Detached 3 Bedroom Bungalow with Land
- Substantial Modern Agricultural Building
- Approx. 3.7 Acres of Level Pasture
- Convenient Location
- Glorious Views
- Detached Garage and Ample Parking
- Ideal Equestrian Property
- No Forward Chain

This well maintained 3 bedroom bungalow occupies an enviable position surrounded by unspoiled countryside and benefits from approximately 3.7 acres of level pasture land together with a substantial modern agricultural outbuilding.

The property provides spacious accommodation comprising of Living Room, large Sun Room, Kitchen/Dining Room, 3 Double Bedrooms and Wet Room.

Nestled in the picturesque area of Waen, the property enjoys beautiful views from all principal rooms whilst being conveniently close to the A55 Expressway, providing excellent links to Chester, the Wirral and the North Wales Coast.

Benefiting from approximately 3.7 acres of level pasture land which adjoins the property to the rear, together with a substantial modern 4 bay agricultural building, the property is versatile and would be ideally suited for those with equestrian or smallholding interests.

The property is offered for sale with no forward chain.

#### SITUATION

The property is situated in the highly regarded area of the Waen on the outskirts of St. Asaph and enjoys a private position abutting the open countryside and benefiting from stunning views from all principal rooms. Access to the A55 Expressway is conveniently close, providing excellent links to Chester, Anglesey and the towns of the North Wales Coast. and the city of St. Asaph provides a comprehensive range of shopping, leisure and schooling facilities.

#### ACCOMMODATION

UPVC external door gives access to:

#### ENTRANCE PORCH

With UPVC double glazed window to side elevation, useful utility area with storage cupboards and plumbing for washing machine.

#### ENTRANCE HALL

Leading through to:-

#### LIVING ROOM

Fireplace housing a multi-fuel stove, coved ceiling, UPVC double glazed window to front elevation. French doors through to:-



#### SUN ROOM

Triple aspect with UPVC windows to three elevations, French doors to gardens, laminate flooring, recessed spot lighting.

#### KITCHEN

Fitted with a comprehensive range of modern base and wall storage units, ample working surfaces, inset sink unit with mixer tap, void for cooking range with extractor hood over, void and plumbing for dishwasher, tiled flooring, UPVC double glazed windows to front and side elevations.

#### BEDROOM 1

UPVC window to rear elevation overlooking the gardens and land, built-in wardrobe storage.

#### BEDROOM 2

UPVC double glazed window to side elevation, built-in storage cupboard

#### BEDROOM 3

UPVC window to rear elevation.

#### SHOWER ROOM

Spacious walk-in shower enclosure, wash hand basin with vanity storage, low flush wc with concealed cistern, tiled flooring, tiled walls.

#### GARDENS

The gardens lie mainly to the side and rear of the property and provide lawns and cottage-style gardens with well stocked borders and paved patio areas enclosed within timber fencing and providing an excellent level of privacy. To the front is a generous paved parking area and concrete driveway giving access to the garage.

#### GARAGE AND OUTBUILDING

The detached garage benefits from an electric roller door together with a pedestrian door and has power and water. The substantial modern 4 bay agricultural outbuilding lies to the side of the property and benefits from a separate vehicular access providing ample off road parking and the building also has a power supply.

#### THE LAND

The land is accessed directly from the property, enjoys a separate road access also and comprises of two level

grass paddocks to the rear and side which are well fenced and in excellent heart and condition. In all, the property amounts to approximately 3.7 acres

## COUNCIL TAX BAND D

### SERVICES

Mains water and electricity, private drainage, oil fired central heating, air source heat pump and 22 solar panels. 5g broadband.

### 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.

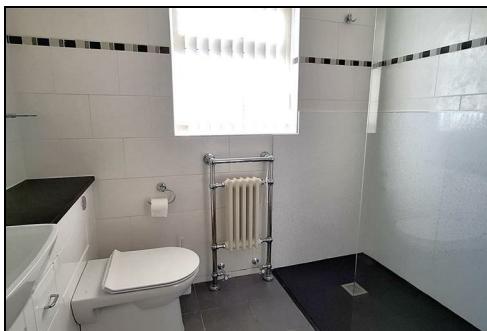
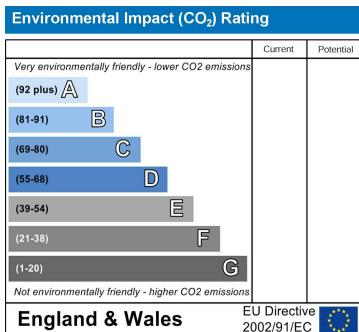
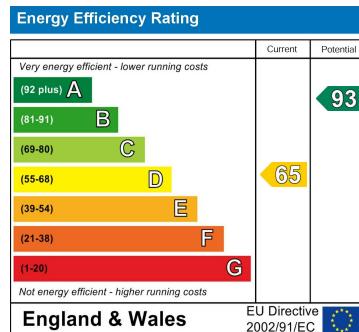
### MISREPRESENTATION ACT (D)

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

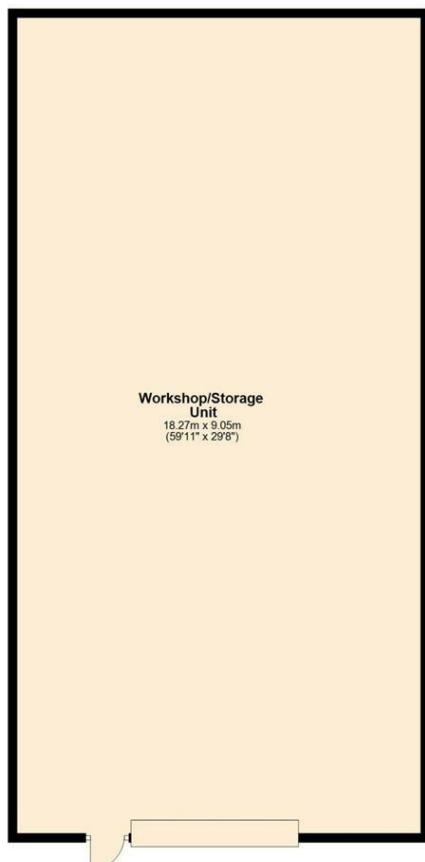
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### MONEY LAUNDERING (D)

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.



Outbuilding



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