



# JONES PECKOVER

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## 38, Dreif Tegeirian, Rhyl, LL18 4GP

- Immaculate 3 Bedroom Property
- Ready for immediate occupation
- Convenient yet quiet location
- Modern fitted kitchen/dining room
- Gas fired central heating
- Contemporary finish
- Rural and hillside views
- Light and spacious living area
- Family bathroom, en suite shower room
- Double glazing throughout

Occupying a convenient and sought-after location on a quiet cul-de-sac abutting open countryside and enjoying superb rural and hillside views, this immaculate semi-detached house offers well appointed 3 bedroom accommodation which is ready for immediate occupation.

The property is tastefully decorated throughout in a contemporary style and in brief provides Entrance Hall, Living Room, spacious Kitchen/Dining Room with integrated appliances, Ground Floor wc, 3 Bedrooms, Bathroom and En Suite Shower Room.

Outside, enclosed gardens to the rear provide an excellent outdoor space and the property benefits from off-road parking for two vehicles.

Situated in a convenient location, this property provides easy access to local amenities and the renowned North Wales coastline and provides a wonderful opportunity for those looking to settle in a peaceful yet accessible area.

Gas fired central heating, double glazing throughout.

#### GROUND FLOOR ACCOMMODATION

Comprising of:

##### ENTRANCE HALLWAY

Composite flooring, under stairs storage cupboard.

##### LIVING ROOM

16'4" x 9'7" (4.982 x 2.927)

A light and dual aspect living area with three double glazed windows, contemporary feature fireplace, rural views.

##### KITCHEN/DINING ROOM

16'4" x 10'8" (4.982 x 3.265)

Fully fitted with a comprehensive range of base and wall storage units, ample working surfaces, stainless steel sink unit with mixer tap, integrated eve level oven, four ring gas hob with extractor hood over, void and plumbing for washing machine, composite flooring, UPVC double glazed window and French doors giving access to rear gardens.

##### GROUND FLOOR CLOAKROOM

Low flush wc, wash hand basin, UPVC window.

##### FIRST FLOOR ACCOMMODATION

The first floor landing gives access to:-

##### MASTER BEDROOM

11'7" x 10'9" (3.544 x 3.280)

UPVC window to front elevation with rural views.

##### EN SUITE SHOWER ROOM

Spacious walk-in shower cubicle, pedestal wash hand basin, low flush wc.

##### BEDROOM 2

9'9" x 8'10" (2.984 x 2.714)

UPVC double glazed window with rural views.

##### BEDROOM 3

9'9" x 7'2" (2.984 x 2.199)

UPVC double glazed window with rural views.

##### BATHROOM

7'3" x 5'7" (2.227 x 1.707)

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, UPVC window to front elevation.

##### OUTSIDE

Low maintenance lawns and borders front the property and there is an enclosed garden with lawns and paved patio area with brick and timber boundary fencing. Off-road parking for 2 vehicles.

##### 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		95
(81-91) B	84	
(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





