



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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- **** NO ONWARD CHAIN****
- Renovation project
- 2 bedroomed semi-detached bungalow
- Garage & Driveway for multiple vehicles
- Quiet cul-de-sac location
- uPVC double glazing and gas central heating
- Council Tax Band C
- EPC - D

ENTRANCE

Entrance is through a uPVC door, housed electric meter, radiator, and thermostat.

LOUNGE

Brick-built fire surround, uPVC window to front elevation, wall mounted gas fire, pendant and wall lights and radiator.

BEDROOM 1

uPVC double glazed window to rear elevation, radiator and pendant lighting.

BATHROOM

Tiled walls and floor. Avocado suite comprising W.C, Pedestal wash hand basin and bath. Electric shower over the bath. uPVC double glazed window to side elevation.

KITCHEN/DINER

A range of wall and base unit with worktop over. Built-in electric oven and hob with extractor over. Built-in pantry cupboard housing gas meter. Wall mounted boiler, radiator and spotlights. Stainless steel sink and drainer, recess for washing machine, uPVC double glazed window and door to rear elevation. Tiled floor.

BEDROOM 2

uPVC double glazed window to front elevation. Radiator and pendant light.

OUTSIDE

The property benefits from a private rear garden, mainly laid to lawn, with fencing panels to the side and rear, making the garden very private. Upon approaching the property, there is a lawned area to the front of the property and a driveway for 3 vehicles to the side. At the end of the driveway is a single detached garage.

METHOD OF SALE

The property is to be offered for sale by Private Treaty.

MISREPRESENTATION 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.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct, but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Jones Peckover, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property, and these particulars do not constitute an offer or contract. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

SERVICES

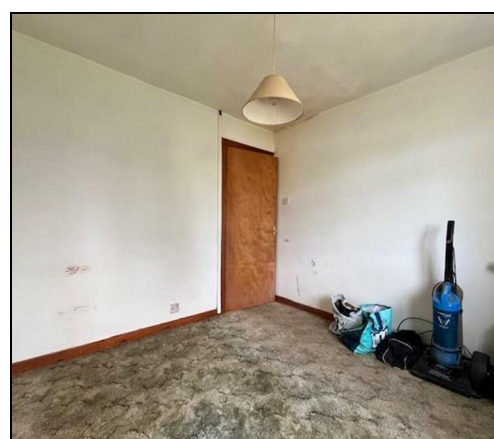
Mains electricity, gas, water and drainage are connected to the property. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

TENURE

Assumed Freehold - Confirmation should be sought from your Solicitors

VIEWING

By arrangement with the Agents, Jones Peckover, 61 Market Street, Abergele, Conwy LL22 7AF.



NOTICE TO BUYERS

The property is subject to a grant of probate. Currently awaiting further information and update on the application of probate.

