



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



3, Erw Wen, Llanddulas, LL22 8JN

- No Forward Chain
- Impressive Corner Plot
- Redecorated throughout
- Easy Access to A55 and Llanddulas Beach
- Viewing Highly Recommended
- Desirable Detached Family Home
- Three Good Sized Bedrooms
- Mature, well-maintained gardens
- EPC Rating - D

Set in a popular residential location, with easy access to the A55 Expressway and Llanddulas Beach and surrounded by beautifully maintained gardens, this well-appointed property represents extraordinary value for money and is an excellent investment for the future.

This delightful detached family home benefits from cavity wall and double loft insulation and offers generous accommodation comprising a large lounge, dining area, fitted kitchen, three bedrooms (all with brand new carpets), detached garage/workshop, a refitted bathroom and conservatory.

Vertical blinds are fitted to all rooms except the hall and bathroom and the entire living space has recently been redecorated using neutral colours - a blank canvas for you to make this beautiful house your forever home.

LOUNGE

13'11" x 11'0" (4.261 x 3.371)

A light airy room with a large double glazed window to the front aspect and two smaller windows to the side. There is a living flame gas fire with stylish surround. Radiator, TV and Satellite aerial points, electrical sockets and pendant light.

KITCHEN/DINER

8'7" x 18'3" (2.63 x 5.565)

Fitted with a range of wall and base cupboards. Integrated fridge. Gas Hob with extractor fan over and electric fan oven. Stainless steel sink unit. Plumbing and void for washing machine.

Double glazed windows in both kitchen and diner overlooking the rear garden and conservatory. Tiled floor in the kitchen and carpeted dining area. Gas boiler which is nicely concealed, radiator, electrical sockets and spot lighting.

CONSERVATORY

9'5" x 9'5" (2.880 x 2.873)

A tasteful addition to the property with three quarter double-glazed windows. Double doors which open out into the private rear garden. Electrical sockets and spot lighting.

HALLWAY

6'7" (at its widest) x 12'6" (2.025 (at its widest) x 3.830)

An inviting hallway which is bright and airy. Wooden laminate flooring, radiator, pendant lighting and smoke alarm. Understairs meter/storage cupboard and Hive central heating controller.

LANDING

7'2" x 7'6" (2.189 x 2.297)

Flooded with light, the landing has a double glazed window to the side aspect of the property. A ceiling hatch provides access to the double-insulated loft space. Electrical sockets, ceiling mounted smoke alarm, pendant lighting and power supply to the electric shower.

BEDROOM 1

12'10" x 6'2" (3.923 x 1.897)

Fitted with a range of floor to ceiling storage cupboards/wardrobes. Double glazed window overlooking the front of the property. Radiator, electrical sockets, telephone point and pendant lighting.

BEDROOM 2

10'1" x 9'10" (3.094 x 3.020)

Double glazed window overlooking the side/rear of the property. Electrical sockets, radiator and pendant lighting.

BEDROOM 3

9'9" x 7'11" (2.989 x 2.429)

Large double glazed window overlooking the front of the property with a very useful storage cupboard/wardrobe. Electrical sockets, radiator and pendant lighting.

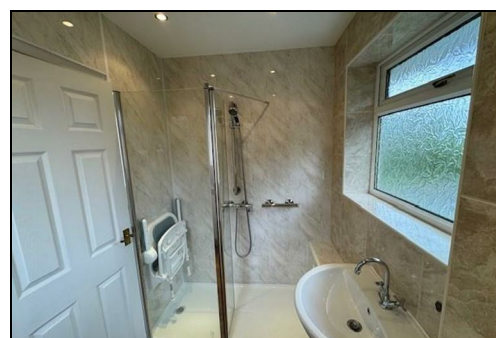
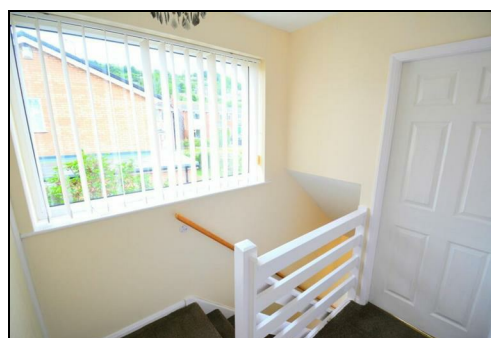
BATHROOM/SHOWER ROOM

7'7" x 5'4" (2.321 x 1.639)

A very bright, modern bathroom which is tiled from floor to ceiling. Three piece bathroom suite comprising large walk in cubicle with electric shower, sink and low level WC. Double glazed, privacy glass windows to both rear and side aspects, radiator and inset spot lighting.

LANDING

7'2" x 7'6" (2.189 x 2.297)



GARAGE/WORSHOP

A good sized detached garage with an up and over door and a small integral workshop to the rear. Electrical sockets and strip lighting. The garage has recently been re-roofed.

OUTSIDE

This impressive property is positioned on a large corner plot with beautifully maintained front and side gardens populated by a wide range of shrubs, fruit trees and exotic plant species. The fully enclosed rear garden is laid mainly to multicoloured patio slabs, again with an interesting variety of trees and shrubs.

The garage/workshop is easily accessible via the rear door at the bottom of the garden and an eco-friendly water butt has been installed, capturing run-off from the conservatory roof.

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.

SERVICES

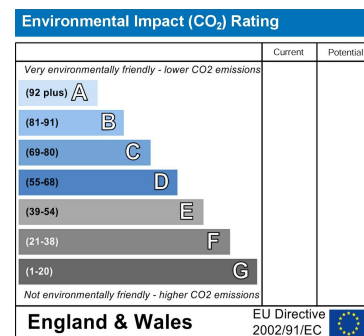
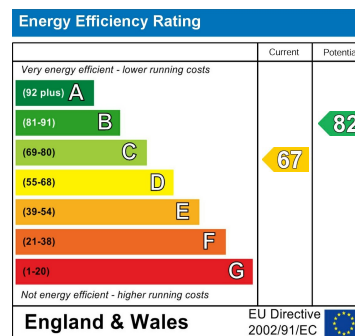
Mains electricity, gas, water and drainage are connected to the property. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters. The property has a fully operational intruder alarm which has recently been serviced by an SSAIB Installer and a new backup battery fitted.

TENURE

Assumed Freehold - Confirmation should be sought from your Solicitors

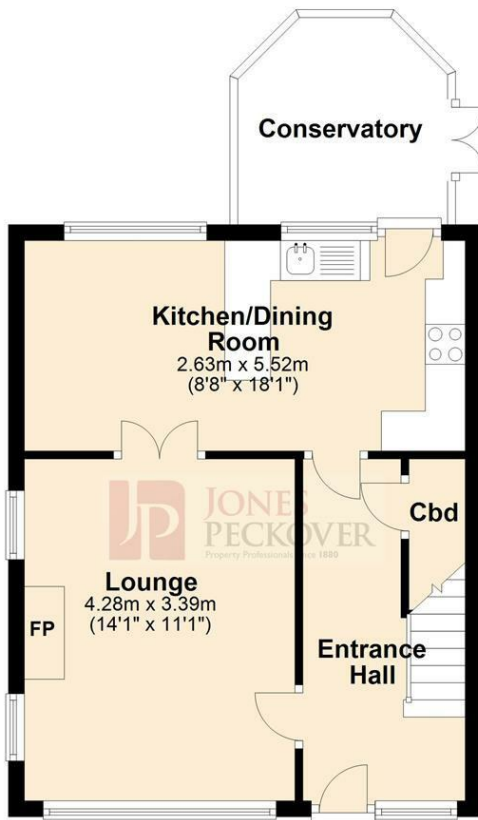
PLANS & PARTICULARS

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.



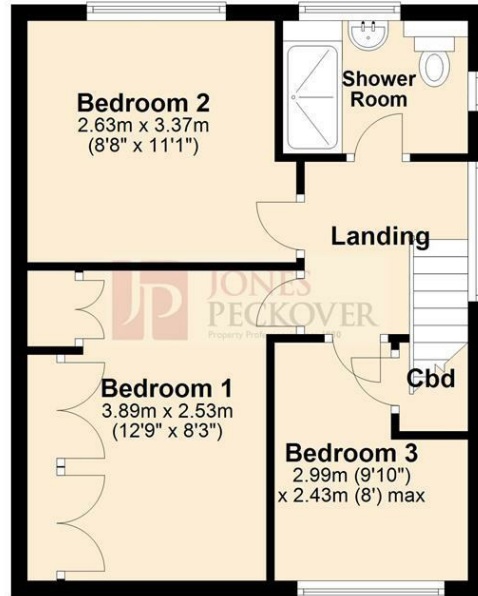
Ground Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.1 sq. feet)



Total area: approx. 74.8 sq. metres (805.2 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

