



# JONES PECKOVER

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## Dyffryn Glas, Tremeirchion, St. Asaph, LL17 0UE

- Link Detached 3/4 Bedroom Property
- Sought-After Village Location
- Double Glazed Throughout
- No Forward Chain
- Views of Snowdonia and the Coast
- Landscaped Gardens & Summer House
- Oil Fired Central Heating
- Viewing Recommended

Occupying a central position on a small cul de sac in the charming village of Tremeirchion, this link detached property provides spacious 3/4 bedroom accommodation and boasts stunning views over the Snowdonian Range and to the Coastline at Llandudno.

The accommodation currently provides a large Living Room with Dining Area, Kitchen with separate Utility Room, Ground Floor Bedroom with En Suite Shower Room and Dressing Room, large Study which could provide an additional Bedroom if required, separate wc, together with 2 Bedrooms and Bathroom to the first floor.

The property has been well maintained throughout but would benefit from some cosmetic updating within.

Landscaped gardens lie to the front and rear and offer a serene outdoor space for relaxation and entertaining, with sheltered and private seating areas, well stocked borders with mature specimen trees, shrubs and flowering plants, summer house and timber garden store.

Situated in a sought-after village location, this property is not only a peaceful haven but is also conveniently located for easy access to the A55 Expressway.

Double glazing throughout, oil fired central heating.

No forward chain.

### GROUND FLOOR ACCOMMODATION

UPVC external doors give access to the Entrance Porch with quarry tiled flooring, timber and glazed door leading to:-

### ENTRANCE HALL

With central heating radiator, staircase leading to first floor, large built-in storage cupboard, smoke alarm.

### LOUNGE/DINING ROOM

24'7" x 21'11" max (7.50 x 6.67 max)

A triple aspect room benefitting from glorious views, fireplace with timber surround and raised marble hearth housing Living Flame gas fire, patio doors leading to the sheltered patio and barbecue area, three radiators, ceiling coving.



### KITCHEN

14'9" x 11'0" (4.50 x 3.35)

Range of base and wall level units, ample working surfaces, inset one and a half bowl stainless steel sink unit, integrated electric oven with 4 ring ceramic hob and extractor hood over, void and plumbing for dishwasher. Useful larder cupboard, UPVC double glazed window to rear elevation.

### UTILITY ROOM

9'2" x 6'0" (2.80 x 1.82)

Plumbing for washing machine, working surfaces, built-in storage cupboard, tiled flooring, upVC double glazed external door to rear. Access to:-

### DOWNSTAIRS CLOAKROOM

With wash hand basin and low flush wc, tiled flooring, UPVC double glazed window.

### GROUND FLOOR BEDROOM 3

18'3" x 11'1" (5.55 x 3.38)

A particularly spacious room with a dressing area having a range of built-in mirrored wardrobes, double glazed window overlooking the rear garden, radiator.

### EN SUITE SHOWER ROOM

With shower cubicle housing Mira electric shower, wash hand basin and low flush wc, fully tiled walls.

### STUDY

17'6" x 8'8" (5.34 x 2.65)

With inset spot lighting, laminate flooring, two Dimplex wall mounted heaters. Cupboard housing electricity meters.

### FIRST FLOOR ACCOMMODATION

Spacious landing with built-in storage cupboards.

### BEDROOM 1

17'11" x 12'1" (5.46 x 3.68)

With double glazed window to front elevation providing superb views to the coast and Snowdonia Range. Radiator, two built-in storage cupboards

### BEDROOM 2

16'11" x 10'10" (5.15 x 3.31)

Fitted with a range of built-in wardrobes, three built-in eaves storage cupboards, radiator.

## BATHROOM

Fitted with roll-top bath having mixer taps and shower attachment, pedestal wash hand basin and low flush wc. Heated towel rail, tiled flooring, part-tiled walls, double glazed window to side elevation.

## GARDENS

The gardens to the property are a particular feature having been thoughtfully landscaped to provide lawned areas with well-stocked borders and flower beds displaying an impressive selection of mature specimen trees, shrubs and flowering plants together with well placed, sunny and sheltered patio and seating areas ideal for outdoor entertaining and offering a high level of privacy. There is a summer house and timber garden store to the rear and the driveway to the front of the property provides ample parking.

## SERVICES AND TENURE

Mains water, electricity and drainage, oil fired central heating. We are informed that the property is freehold and offered with vacant possession upon completion.

## COUNCIL TAX BAND F

## IMPORTANT NOTICE

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

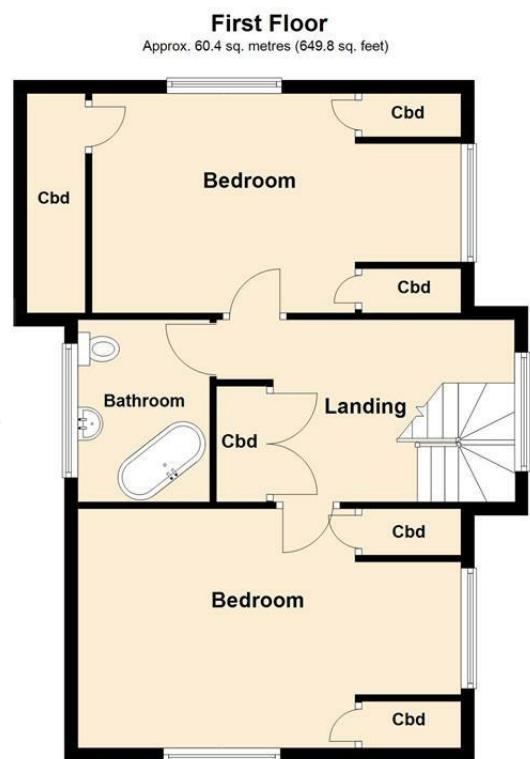
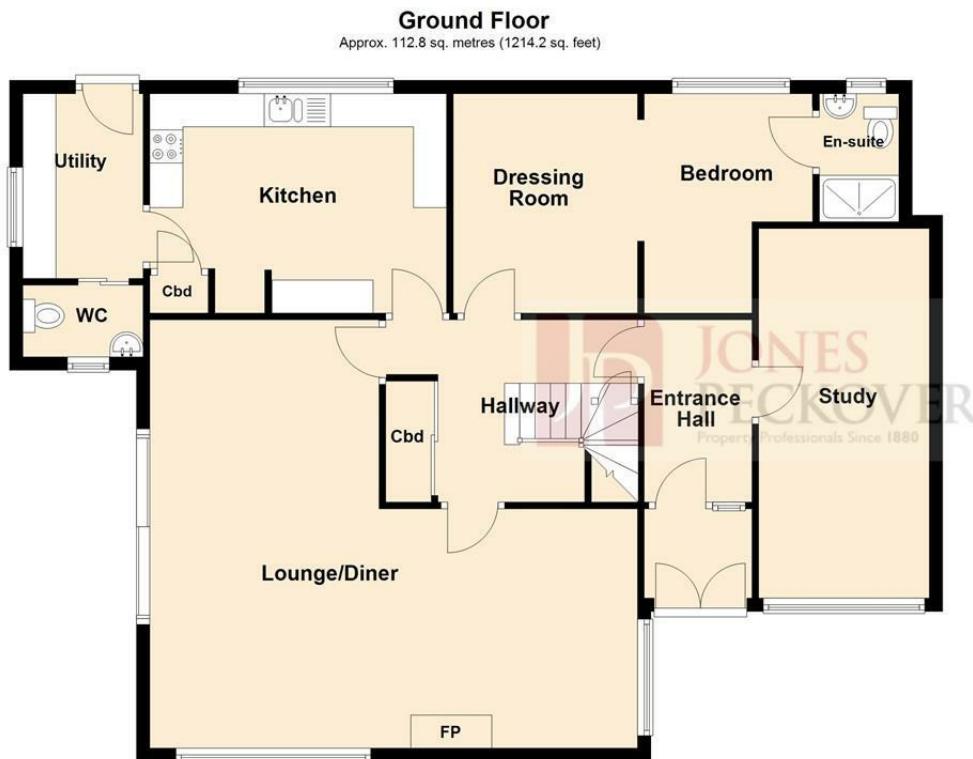
Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 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		
(81-91)	B		
(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	





Total area: approx. 173.2 sq. metres (1864.0 sq. feet)



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