



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



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

- Detached 3 Bedroom Bungalow
- Substantial Modern Agricultural Building
- Rural yet Convenient Location
- Private Enclosed Gardens
- Glorious Views
- Detached Garage and Ample Parking
- 2 Reception Rooms, 3 Double Bedrooms
- No Forward Chain

Detached 3 Bedroom Bungalow with substantial modern outbuilding in a rural location.

This detached bungalow boasts stunning views and offers spacious accommodation comprising Living Room, large Sun Room, Kitchen/Dining Room, 3 Double Bedrooms and Wet Room.

Generous gardens surround the property and provide lawns, flower borders and patio areas which are enclosed and boast sunning views of the abutting countryside. Detached garage with power and water supply, ample off road parking.

The substantial modern 4 bay agricultural outbuilding measures 59'11" x 29'8" and benefits from separate vehicular access, ample parking and power and lighting.

Conveniently close to the A55 Expressway, providing excellent links to Chester, the Wirral and the North Wales Coast.

The property is offered for sale with no forward chain.

Additional land available by separate negotiation.

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 spotlighting.

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.

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 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			93
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



