



# JONES PECKOVER

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## 11 Llys Clwyd, St. Asaph, LL17 0UA

- Immaculate Detached Bungalow
- Sought-After Location
- Gas Central Heating
- Landscaped Gardens
- 2 Double Bedrooms
- UPVC Double Glazing
- Recently Renovated
- Garage & Parking

Recently refurbished detached bungalow presented in immaculate decorative order and occupying an excellent location in Upper St. Asaph, within easy walking distance of all amenities including shops, schools, pubs and restaurants.

The accommodation comprises of Entrance Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms and Shower Room.

Lawned gardens and flower borders to front, private and enclosed landscaped gardens to rear with lawns, established trees and shrubs and sunny patio area. Garage and ancillary off-road parking. UPVC double glazing, newly installed gas fired central heating.

Viewing highly recommended.

### SITUATION

The property occupies an enviable position on a quiet cul de sac within the highly regarded Bishops Walk development and enjoys excellent access to all amenities with shops, schools, pubs and restaurants all within easy walking distance. Excellent public transport facilities are also within walking distance and the nearby A55 Expressway provides superb links to Chester, the Wirral, Anglesey and the towns of the North Wales Coast.

### THE ACCOMMODATION

The property has recently undergone a programme of renovation and refurbishment and is presented in an immaculate state of repair and order. The accommodation within comprises:

#### ENTRANCE HALL

UPVC double glazed door, laminate flooring, radiator

#### LOUNGE

16'4" x 11'8" (4.98 x 3.56)

UPVC windows to front and side elevations, fireplace housing electric fire, radiator.

#### KITCHEN/DINING ROOM

20'0" x 8'9" (6.1 x 2.67)

Comprehensive range of base and wall units with working surfaces over, tiled splashbacks, stainless steel sink unit, integrated double oven, 4 ring gas hob with extractor hood over, integrated fridge and freezer, void and plumbing for dishwasher and washing machine, tiled flooring, wall mounted gas fired central heating boiler, double glazed window to side, double glazed patio doors to rear garden.

#### BEDROOM 1

11'5" x 8'11" (3.5 x 2.72)

Double glazed window to rear, radiator, built-in wardrobes and storage.

#### BEDROOM 2

10'2" x 9'10" (3.1 x 3.02)

Double glazed window to front, radiator, built-in wardrobes.

#### SHOWER ROOM

8'2" x 7'1" (2.5 x 2.16)

Large shower cubicle, vanity wash hand basin with storage, low flush wc., airing cupboard, radiator.

#### GARDENS

Lawned gardens and tarmac driveway to front, enclosed and private rear gardens with lawns, borders and patio.

#### GARAGE

Single garage with up and over door and rear pedestrian door.

#### SERVICES

All mains services connected. Recently installed gas fired combination central heating.

#### COUNCIL TAX BAND

The property is Council Tax Band C

#### 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.

**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(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		87
(69-80) C		
(55-68) D	61	
(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



