



# JONES PECKOVER

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## 8 Ffordd Tan'r Allt, Abergele, LL22 7DQ

A three double bedroomed (Master En-Suite) bungalow situated on a large corner plot and within easy walking distance of the town centre and its wide range of amenities. The bungalow was bought from the developers of the estate and provides larger than average bedrooms as a specification from the previous owners. Good size garden to the rear with patio seating area and raised lawn. Off road parking to the front with a drive leading to a double garage with power and water supply. The accommodation comprises: entrance vestibule, hallway, lounge, dining room, kitchen, three large bedroom with the en-suite to the master and a family bathroom.

### MAIN FEATURES

- LARGE DETACHED BUNGALOW
- LARGE CORNER PLOT
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- VIEWING RECOMMENDED
- CONVENIENT SETTING
- MASTER BEDROOM EN-SUITE
- DOUBLE GARAGE
- NO CHAIN ON SELLERS SIDE
- EPC RATING - D62

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## ACCOMMODATION

### ENTRANCE VESTIBULE

With door to:

### INNER HALLWAY

Three built in storage cupboards. Loft access hatch. Radiator.

### LOUNGE

20'6" x 11'6" (6.26m x 3.52m)

Gas fire with marble hearth and wooden surround. Front and side aspect with a small bay to the front and side window with deep shelf. Television point. Shelving. Double doors to:

### DINING ROOM

12'0" x 10'6" (3.66m x 3.21m)

Radiator and sliding patio door to outside. Door to kitchen.

### KITCHEN

11'11" x 9'1" (3.64m x 2.78m)

With a range of fitted wall and base units having complementary work surfaces and tiled splash backs. Built in oven, grill and four ring gas hob. Space for a fridge. Timber glazed door to outside.

### MASTER BEDROOM

15'0" x 12'0" (4.58m x 3.67m)

Radiator.

### EN-SUITE

Shower cubicle with folding door. Low level WC. Vanity wash hand basin unit. Mirror with lighting. Tiled walls and floor.

### BEDROOM TWO

14'0" x 12'0" (4.27m x 3.68m)

Overlooking rear garden. Radiator. Wash hand basin.

### BEDROOM THREE

13'3" x 10'11" (4.06m x 3.34m )

Radiator.

### BATHROOM

10'1" x 6'2" (3.08m x 1.88m)

Panelled bath with overhead shower and splash screen. Low level WC. Bidet. Pedestal wash hand basin. Tiled walls and floor. Radiator.

### GARAGE

17'8" x 15'2" (5.41m x 4.64m)

Power point. Stainless steel sink unit. Up and over door. Door to rear garden.

### SERVICES

None of the services have been tested by the selling agents, however it was noted that mains water, drainage, electricity and gas are connected.

### TENURE

### TAX BAND

The property is believed to be in band E. Information from [www.voa.gov.uk](http://www.voa.gov.uk)


### MISDESCRIPTIONS 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 of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this 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/Photographic Driving Licence and a recent Utility Bill.

| Energy Efficiency Rating  |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs   |           |           |
| (92 plus) <b>A</b>  |           |           |
| (81-91) <b>B</b>  |           |           |
| (69-80) <b>C</b>  |           |           |
| (55-68) <b>D</b>  |           |           |
| (39-54) <b>E</b>  |           |           |
| (21-38) <b>F</b>  |           |           |
| (1-20) <b>G</b>   |           |           |
| Not energy efficient - higher running costs   |           |           |
|   |           | <b>82</b> |
|   | <b>62</b> |           |
| 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) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
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| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions   |         |           |
|   |         |           |
| EU Directive 2002/91/EC  |         |           |



**Ground Floor**

Approx. 145.9 sq. metres (1570.9 sq. feet)



Total area: approx. 145.9 sq. metres (1570.9 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.

