



**JONES
PECKOVER**

Property Professionals Since 1880

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50A, Clwyd Park, Kinmel Bay, Rhyl, LL18 5EJ

- 4/6 Bedroom Semi Detached Bungalow
- Substantial Loft Rooms
- Ample Off Road Parking
- In Need of Updating
- Versatile Accommodation
- Generous Private Gardens
- Convenient and Popular Location
- No Forward Chain

A deceptively spacious 4/6 Bedroom Semi Detached Bungalow offering versatile accommodation and situated in the popular and convenient area of Clwyd Park, Kinmel Bay.

The property offers a unique opportunity for spacious living and is perfect for families or those seeking ample space for guests. The ground floor currently provides 2 Reception Rooms, large Kitchen/Breakfast Room, separate Utility Room, Storage Room, Bathroom, WC and 4 Double Bedrooms and the bungalow boasts a substantial loft area, which presents the potential for versatile accommodation, including the possibility of a self-contained annex. This feature adds significant flexibility to the property, catering to a variety of living arrangements.

Residents will enjoy easy access to local amenities and the beautiful coastline of Rhyl. The property is surrounded by spacious private gardens to the rear, offering a tranquil outdoor space for leisure and recreation. Additionally, the ample off-road parking ensures convenience for multiple vehicles.

In need of some cosmetic updating, the property is a blank canvas ready to be transformed into a spacious home with its generous layout and potential for further development.

No forward chain.

GROUND FLOOR ACCOMMODATION

UPVC door gives access to an Entrance Porch, in turn leading through to:

ENTRANCE HALL

Staircase to loft rooms, access to:-

LIVING ROOM

15'11" x 10'6" (4.87 x 3.22)

Centrally situated fireplace, UPVC window to front elevation, double doors through to:

DINING ROOM

15'11" x 10'0" (4.87 x 3.07)

UPVC French doors to rear garden, laminate flooring



KITCHEN/BREAKFAST ROOM

17'1" x 16'6" (5.21 x 5.04)

Fitted with a range of base and wall storage units, ample working surfaces, integrated eye level oven, void for cooking range, inset double sink unit, French doors to rear gardens, inset spot lighting.

BEDROOM 1

16'6" x 12'4" (5.05 x 3.76)

Two UPVC double glazed windows to side elevation, open to

BEDROOM 2

11'11" x 9'8" (3.65 x 2.95)

UPVC window to side elevation

BEDROOM 3

12'3" x 8'0" (3.75 x 2.44)

UPVC window to side elevation

BEDROOM 4

12'3" x 8'1" (3.75 x 2.48)

UPVC window to side elevation.

UTILITY ROOM

12'7" x 6'5" (3.84 x 1.98)

UPVC window and door to side elevation, air source heat pump heating system.

BATHROOM

7'10" x 5'8" (2.40 x 1.74)

Panelled corner bath, pedestal wash hand basin, low flush wc.

SEPARATE WC

Low flush wc

STOREROOM

FIRST FLOOR ACCOMMODATION

This spacious area currently provides open-plan accommodation but would easily adapt to provide two separate rooms and comprises:-



LOFT ROOM 1

19'7" x 13'9" (5.98 x 4.20)

UPVC window to rear elevation.

LOFT ROOM 2

17'5" x 15'4" (5.32 x 4.68)

Roof light.

OUTSIDE

To the front a tarmacadam driveway provides ample off road parking whilst the rear gardens are spacious and private and provide lawns and established trees.

COUNCIL TAX BAND C

SERVICES

Mains water and electricity, air source heat pump provides the central heating, solar panels.

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.

PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 88 | 95 |
| (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 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 | | |
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