



# JONES PECKOVER

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## 4 St. Marys Court, Rhyl, LL18 3RA

A four bedroom detached family home comprising of spacious entrance hall, kitchen, large lounge, dining room, conservatory, four bedrooms, family bathroom and a garage. Double glazing and central heating. Enclosed low maintenance rear garden. Drive and lawned garden to the front.

### MAIN FEATURES

- DETACHED FAMILY HOME
- PARKING AND GARAGE
- DOUBLE GLAZING
- VIEWING ESSENTIAL
- FOUR BEDROOMS
- ENCLOSED REAR GARDEN
- CENTRAL HEATING
- EPC RATING - D63

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## ACCOMMODATION (APPROXIMATE MEASUREMENTS ONLY)

### SPACIOUS ENTRANCE HALL

Stairs to first floor. Laminate flooring. Telephone point. Art deco glass panelled wall. Understairs storage cupboard.

### KITCHEN

13'11" x 8'7" (4.24m x 2.62m)

With a range of fitted wall and base units having complementary work surfaces and tiled splash backs. Four ring gas hob with extractor hood over. 1.5 bowl sink unit with mixer tap. Built in oven and grill. Space and plumbing for a washing machine. Space for a fridge freezer. Worcester boiler. Door to rear.

### LOUNGE

19'7" x 12'10" (5.99m x 3.93m)

Radiator. Laminate flooring.

### DINING ROOM

11'10" x 10'5" (3.63m x 3.18m)

Radiator. Door to:

### CONSERVATORY

9'7" x 7'5" (2.94m x 2.28m)

### FIRST FLOOR LANDING

Spacious landing with built in storage cupboard.

### BEDROOM NO: ONE

12'8" x 11'2" (3.88m x 3.41m)

Fitted wardrobes with mirror fronted sliding doors. Radiator.

### BEDROOM NO: TWO

11'3" x 8'5" (3.43m x 2.59m)

Overlooking rear garden. Radiator

### BEDROOM NO: THREE

10'10" x 8'1" (3.32m x 2.48m)

Overlooking rear garden. Radiator.

### BEDROOM NO: FOUR

9'5" x 8'0" (2.88m x 2.45m)

Built in cupboard. Radiator.

### BATHROOM

Panelled bath. Shower cubicle with mains shower. Low level WC. Pedestal wash hand basin.

### GARAGE

With power point and electric roller door.

### TENURE

The property is available freehold. Solicitors to confirm.

### SERVICES

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

### VIEWING

Please contact the agents on 01745 832 240 or email: [chris@jonespeckover.com](mailto:chris@jonespeckover.com)

### 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, Photo Driving Licence and a recent Utility Bill.

### MISDESCRIPTIONS ACT

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.







