



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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## 8, Lyndon Drive, Kinmel Bay, Rhyl, LL18 5EX

- Detached 3 Bedroom Bungalow
- Well Presented Throughout
- Ample Off Road Parking
- Close to Amenities and Beach
- Spacious Sunny Gardens
- Quiet Coastal Location
- Detached Workshop
- Viewing Recommended - No Forward Chain



### 3 Bedroom Detached Coastal Bungalow with Generous Gardens.

This detached 3 bedroom bungalow occupies an enviable position on a quiet cul de sac of similar properties and provides spacious and well appointed accommodation throughout. The property is within easy walking distance of all amenities and the beautiful coastline.

One of the standout features of this home is its generous gardens which offer a tranquil outdoor retreat and provide generous lawns and sunny paved patio ideal of outdoor entertaining. Whether you wish to cultivate a garden, enjoy al fresco dining, or simply bask in the sun, the outdoor space is sure to impress. Additionally, there is ample off-road parking to the front.

The accommodation within is well maintained throughout and in brief provides Entrance Porch, Hallway, Living/Dining Room, Kitchen which opens out to the Conservatory, 3 Bedrooms and Bathroom.

The detached garage to the rear now provides a large workshop with ample storage and benefits from multiple electric points.

Viewing recommended - No forward chain

#### ENTRANCE PORCH

Giving access to:-

#### ENTRANCE HALLWAY

With tiled flooring.

#### LIVING/DINING ROOM

18'2" x 11'6" (5.56 x 3.53)

Double glazed bay window to front elevation, laminate flooring, double glazed window to side elevation, coved ceiling.

#### KITCHEN

10'0" x 8'11" (3.07 x 2.74)

With base and wall storage cupboards, ample working surfaces, stainless steel sink unit with mixer taps, void and plumbing for washing machine, void for cooker with extractor hood over, void for fridge/freezer, tiled flooring. Open to:-

#### CONSERVATORY/BREAKFAST ROOM

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

Double glazed windows overlooking the rear garden, tiled flooring, external door to rear.

#### BEDROOM 1

11'1" x 10'0" (3.40 x 3.07)

Double glazed window to rear, laminate flooring, coved ceiling.

#### BEDROOM 2

10'7" x 7'8" (3.25 x 2.34)

Double glazed window to side elevation, laminate flooring.

#### BEDROOM 3

10'2" x 7'8" (3.12 x 2.36)

Double glazed window to front elevation, laminate flooring, coved ceiling.





## OUTSIDE

Lawned gardens to the front together with spacious driveway providing ample off-road parking. Timber gates lead to the garage/detached workshop which has power and lighting. The rear gardens are a particular feature being extremely generous and providing an excellent outdoor space with lawns and sunny paved patio ideal for outdoor entertaining. Useful timber store.

## SERVICES

All mains services are connected. Gas fired central heating.

## 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.

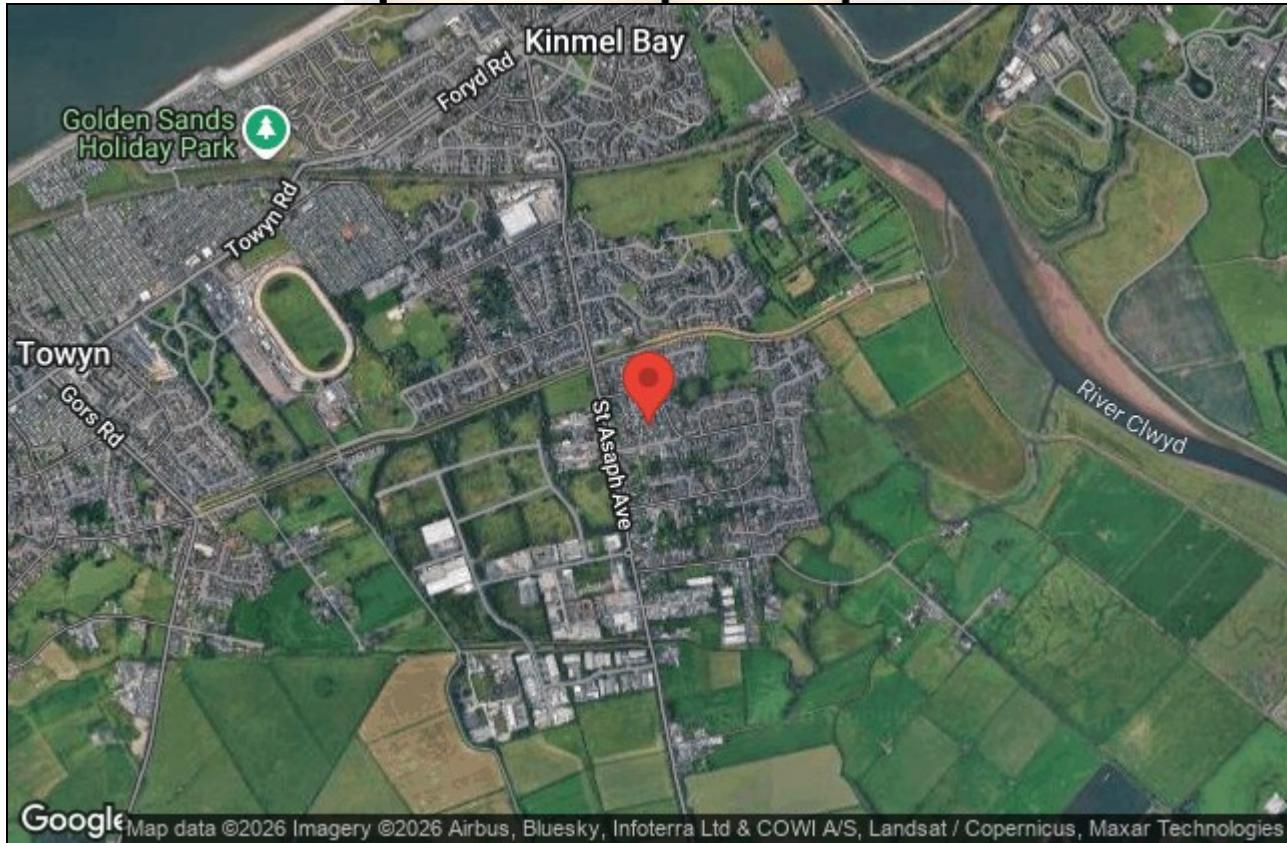
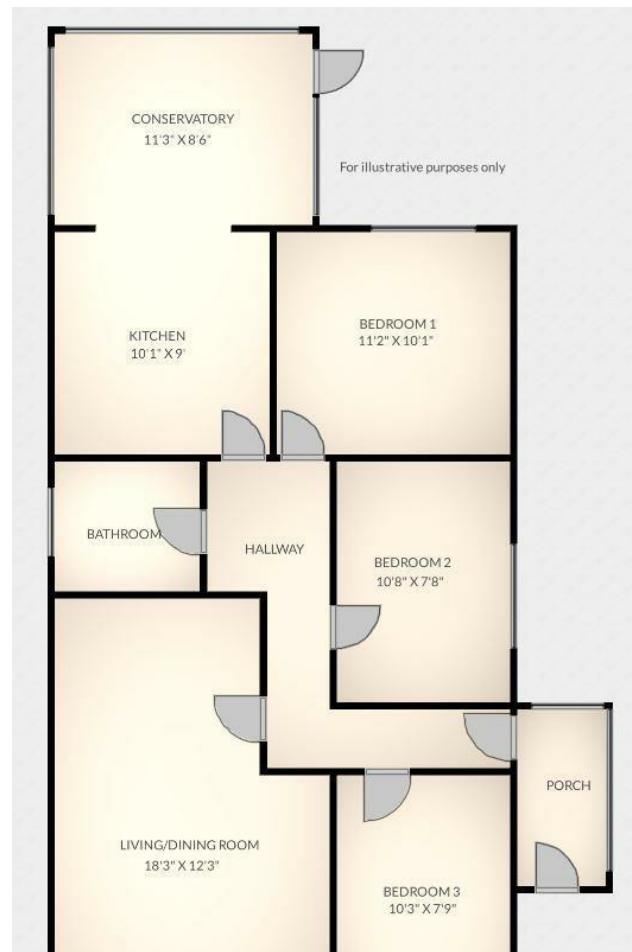
## MONEY LAUNDERING (D)

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		83
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





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