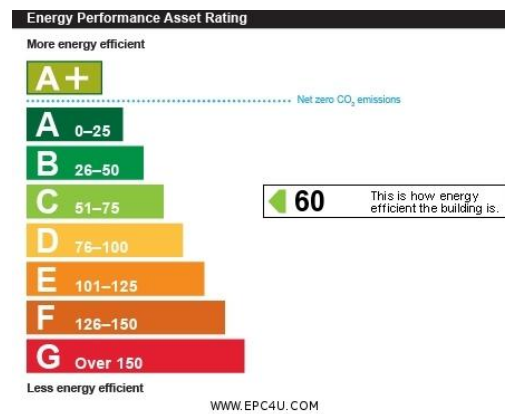


This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



**COUNCIL TAX BAND**  
Tax band

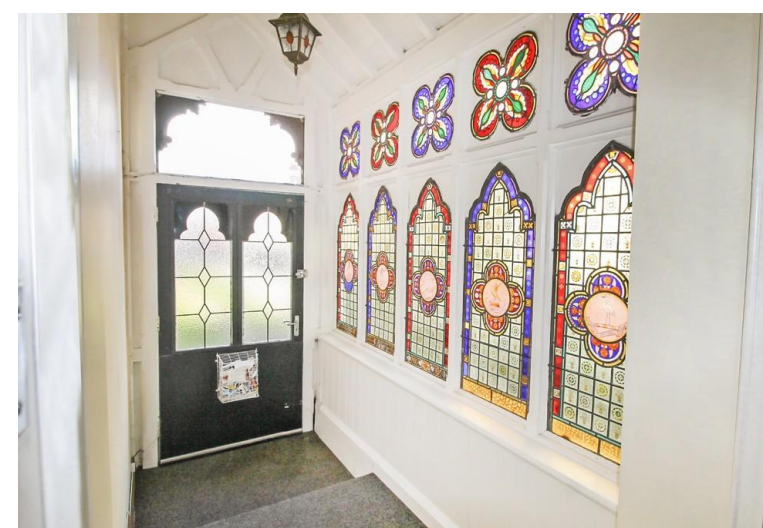
**TENURE**  
Freehold

**LOCAL AUTHORITY**  
Denbighshire County Council

**DATE:**  
26th February 2020

**OFFICE**  
19 Clwyd Street  
Rhyl  
Denbighshire  
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**COMMERCIAL/FORMERLEY RESIDENTIAL**  
42/44 Brighton Road, Rhyl, Denbighshire, LL18 3HF

**£310,000**

- Nine bedrooms
- Restored to a high standard
- Ideal investment property
- Ample off street parking

**CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008**  
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



This nine-bedroom Link detached house known as Epworth Lodge was originally residential and following extensive conversions and refurbishment was changed to C2 use Residential Care. Sadly, the organisation decided to adopt a different approach to their provision of care for Learning Disabled and or Mental Health Service users. It has passed Fire regulations, Planning, and also met with CIW standards (Care Inspectorate Wales) which are extremely high. IT occupies a prominent corner position standing close to the centre of Rhyl's town and within half a mile of the seafront and promenade. Built in the latter part of the 19th Century, the property is of immense individuality and charm and has been tastefully and sympathetically implemented where the property retains much of its style and character. It is a grade two listed building and benefits by way of modern refinements including: double glazing, central heating, a state-of-the-art kitchen and numerous bath and shower room facilities. With oak flooring to the principal ground floor rooms, sizeable gardens to the rear and is a rare find. It`s accommodation comprises:

**Enclosed entrance vestibule leading to:**

**RECEPTION HALL:**  
27' 9" x 32' 6" (8.47m x 9.91m) max width 7'0" (2.13m) This T-Shaped spacious reception hall has oak flooring, an original Victorian tiled entrance lobby floor and under stairs storage. Newly installed fire alarm with emergency lighting and sprinkler system throughout.

**LOUNGE:**  
19' 9" x 13' 10" (6.03m x 4.23m) Bay window with an outlook over the front of the property, oak flooring and a recessed fireplace with a log wood burning stove and a beamed over mantle, raised hearth, power points and radiator.

**DINING ROOM:**  
17' 4" x 12' 11" (5.29m x 3.96m) With oak flooring, radiator, power points, pedestal wash hand basin with tiled splash back and outlook over the front.

**L SHAPED GROUND FLOOR SHOWER ROOM:**  
8' 4" x 6' 7" (2.55m x 2.01m) With a pedestal wash hand basin, low flush W.C, purpose built shower cubicle, extractor fan, towel rail incorporating radiator and ceramic flooring.

**GROUND FLOOR BEDROOM:**  
22' 5" x 12' 10" (6.84m x 3.92m) With oak flooring, double panelled radiator, power points and boxed bay window overlooking the side of the property.

**L SHAPED LOBBY:**  
20'1" (6.12m) x 3'9" (1.19m) With oak flooring and access to the rear of the property.

**SNUG / ARTS & CRAFT ROOM:**  
13'9" (4.25m) x 10'4' (3.18m)Overlooking Overlooking the front of the property, with built in china cabinets, oak flooring, radiator and TV aerial point.

**MANAGERS OFFICE:**  
19' 8" x 8' 11" (6.01m x 2.73m) With radiator and power points

**KITCHEN:**  
24'1' (7.33m) x 12'7' (3.87m) 21st century style kitchen with breakfast area high gloss cream units and solid granite worktops and a one and a half sink with a central island breakfast bar incorporating a five ring halogen hob with stainless steel extracted canapé above, fitted wall cupboards with under lighting, integrated dishwasher with matching front Decker panel, integrated fridge freezer with matching front Decker panel and two integrated ovens with wine cooler and power points. Inset lighting throughout, oak flooring, radiator and double-glazed patio doors leading onto the rear garden.

**UTILITY ROOM:**  
13'9" (4.23m) x 8'8' (2.69m) With a stainless steel top sink unit, plumbing for automatic washing machine and dryer, fitted wall cupboards, radiator, oak flooring, inset spotlighting and a broom store cupboard off with meter.

**FROM THE RECEPTION HALL:**  
Impressive staircase leading from reception hall with a wrought iron balustrade and a pitch pine banister leading to a half landing and:

**BOILER ROOM:**  
6'9' (2.11m) x 6'8' (2.07m) With storage shelves and a high capacity water storage with a wall mounted gas fired central heating boiler supplying the domestic hot water and radiators.

Small flight of stairs to main landing with access to roof space, radiator and:

**BEDROOM TWO:**  
15'0' (4.58m) x 12'9' (3.92m) With radiator, pedestal wash hand basin with tiled splash back and aspect over the front.

**BEDROOM ONE:**  
13' 10" x 19' 7" (4.22m x 5.98m) With a boxed bay window, power points and radiator.

**EN-SUITE BATHROOM/SHOWER ROOM:**  
13'9' (4.24m) x 5'9' (1.81m) With an impressive four piece suite with rain shower, tiled walls, ceramic tiled floor, panelled bath, pedestal wash hand basin, low flush W.C and extractor fan and inset lighting

**BEDROOM THREE:**  
14' 0" x 12' 9" (4.28m x 3.90m) With radiator and power points, pedestal wash hand basin with tiled splash back, outlook over the front and built in fitted wardrobe.

**BEDROOM FOUR:**  
19'8' (6.03m) x 12'8' (3.91m) Overlooking the rear of the property, with radiator, pedestal wash hand basin with tiled splash back and power points.

**BEDROOM FIVE:**  
19'6' (5.98m) x 9'5' (2.89m) With radiator, pedestal wash hand basin with tiled splash back and power points.

**BATH/SHOWER ROOM:**  
14'0' (4.26m) x 9'4' (2.87m) Having a four piece suite, panelled bath, low flush W.C, shower, inset spotlighting, towel rail incorporating radiator, pedestal wash hand basin with mirrored back, extractor fan and part tiled walls.

**BEDROOM SIX:**  
13'2' (4.01m) x 12'7' (3.88m) With power points, radiator and aspect over the rear. Access into

**BEDROOM SEVEN:**  
10'7' (3.27m) x 10'3' (3.15m) With radiator, power point, outlook over the rear and access into:

**EN SUITE:**  
9'7' (2.96m) x 5'0' (1.51m) Having a panelled bath with shower over, glazed screen, pedestal wash hand basin, low flush W.C, towel rail incorporating radiator, part tiled walls and extractor fan.

**OUTSIDE:**  
Lawned front garden, with pedestrian access from Brighton Road. Rear access from Morley Road leading over the Church car park leading to a private area with ample parking and matured walled gardens.

**SERVICES:**  
Mains gas, electric and water meter are believed available or connected to the property. All services and appliances not tested by the Selling Agent.

**DIRECTIONS:**  
From the Rhyl Office the property can be seen on Brighton Road by way of a For Sale board.

**AGENTS NOTES:**  
We are informed by its present Owner that the property has several options of which would generate a healthy income as a care home it can have a turnover in excess of £200,000, alternatively it could be converted to C3/4 HMO (Subject to planning consent) and equally generate a good income.

