



# JONES PECKOVER

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## 23 Parc Clwyd, Denbigh, LL16 4BA

- Viewing Recommended
- Private cul de sac
- Great location
- Beautiful family home
- 4 double bedrooms
- Gas CH



We are very pleased to welcome to the market this beautifully cared for and extended semi detached bungalow.

Located within walking distance of Denbigh town centre this is a sought after area. This property in particular sits at the end of a quiet cul de sac with a feeling of privacy and calm.

This property has been extended to offer 4 double bedrooms along with a separate dining room and home office space. We really do recommend a viewing for you to appreciate what this bungalow has to offer.

Some areas have been recently updated with the extension to the side of the property and up into the roof space, new carpeting and wood flooring although plenty of scope to put your own stamp on this lovely home.

The property also has a front lawned area and good sized enclosed rear garden, plenty of space for parking along with a separate garage and driveway.

This property would make an ideal family home or for those looking for home office space and occasional guest room.

\*\*Viewing is highly recommended\*\*

### ENTRANCE HALLWAY

19'8" x 5'7" (6.004 x 1.715)

Through the front door into the hallway. Space for coats and shoes to the left followed by a wooden staircase to the first floor bedrooms. To the left is an archway through to the kitchen, to the dining room and home office. Doors also to the Lounge, bathroom and two ground floor double bedrooms. The hallway has wooden flooring throughout, two storage cupboards one of which storing the gas boiler.

### LOUNGE

15'4" x 11'9" (4.689 x 3.585)

From the hallway through a door to the right, this large welcoming lounge. Plenty of light from the front bay window, recently decorated and new carpet this room is very light and welcoming.

### KITCHEN/BREAKFAST ROOM

12'2" x 10'7" (3.720 x 3.245)

Through an arched doorway opposite the lounge is this lovely square kitchen with a wealth of wall and base units, plenty of work top space to three sides, space in here for white goods as well as room for a small table or breakfast bar. Window to the front of the property which is very private. Radiator. Through a doorway in the kitchen is a dining room, back door and an additional room ideal for a home office.

### DINING ROOM

12'7" x 6'5" (3.838 x 1.973)

This room is accessed from the kitchen and also a door to the side of the property to the rear garden. An inviting space with window to the front of the property to the side and a half glazed door. Wooden flooring, radiator.

### HOME OFFICE

10'6" x 6'6" (3.212 x 1.982)

This is a great multi functional space to the rear of the property, ideal for a home office or an additional bedroom/play room possibly. Window to the rear. Radiator.

### BEDROOM 1

11'9" x 10'11" (3.589 x 3.330)

The first of the four double bedrooms in this property. This room is on the ground floor to the rear on the property. With a large window with a view of the garden. Radiator. New carpet. This large double room has plenty of room for plenty of furniture.

### BEDROOM 2

10'11" x 9'9" (3.342 x 2.992)

A second good sized double room to the rear of the ground floor. Large window to the rear with views of the garden. New neutral carpet, radiator.

### BATHROOM

6'5" x 5'8" (1.959 x 1.736)

Bathroom to the rear of the ground floor. A good sized family bathroom with a white toilet, basin, bath and over-bath shower.

### LANDING

Light landing with plenty of storage space. Velux window giving



plenty of natural light to this space. Bedroom to the right and to the left.

### BEDROOM 3

11'6" x 8'5" (3.517 x 2.588)

Third of the double rooms, built in storage, velux window, radiator.

### BEDROOM 4

16'1" x 8'10" (4.919 x 2.701)

A large Bedroom with a window and a Velux window. Space for a double bed. Plenty of useful built in storage in the eaves. This room is an ideal master suite.

### SINGLE GARAGE

The property sits at the end of a cu de sac with plenty of parking and turning space, it also benefits from a separate single garage and parking space.

### GARDEN

To the front of the property is a modest lawn beautifully cared for, with hedgerow for privacy and some mature plants.

To the rear is a enclosed garden, this is mostly laid to lawn with a small patio area, an ideal private garden.

### 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.

### 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.



