



# JONES PECKOVER

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## 2 Llugwy Road, Kinmel Bay, LL18 5LD



- **\*\* NO ON GOING CHAIN \*\***
- Three bedroomed detached bungalow
- Large corner plot with Private rear garden
  - Recently renovated
  - Ensuite to master bedroom
  - Conservatory
- Double garage with electrics and plumbing
  - Off road parking
- Viewing highly recommended
  - EPC 'C' Council tax 'D'

The property has recently undergone a scheme of renovation, and although there small remedial works to be carried out, the property will be completely finished on completion of a sale.

### ENTRANCE / DINING HALL

12'11" x 6'2" (3.96m x 1.90m)

uPVC Double glazed entrance doors and bay window, Amtico flooring, inset spotlights, radiator smoke and heat alarm and thermostat.

### KITCHEN

13'1" x 12'2" (4.00m x 3.72m)

Fitted with a range of wall and base units, work surfaces, stainless steel sink with mixer tap over, void and plumbing for washing machine or dishwasher. Void for fridge/freezer. Decorative tiled splashbacks, built-in electric oven and gas hob with extractor fan hood over. Amtico flooring, inset spot lights, radiator, boxed in fuse box and uPVC double glazed window overlooking the utility room.

### UTILITY ROOM

20'7" x 5'1" (6.28m x 1.55m)

Base unit with worktop, sink and drainer with mixer tap over, plumbing for washing machine, and void for tumble dryer. Power points, lighting, polycarbonate roof, double glazed windows to side elevation and double glazed doors to front and rear. (works to be completed in this area).

### LOUNGE

19'9" x 15'6" (6.03m x 4.73m)

Light and bright 'L' shaped room, with uPVC double glazed bay window to side front elevation. Marbled stone fire surround. Power sockets, TV aerial, radiators, pendant light, smoke and heat detector.

### INNER HALLWAY

Built in storage cupboard housing boiler. Heat and smoke detectors, and fire alarm. Pendant lighting, radiator. Turned staircase leading to 3rd bedroom, doors off to all rooms, and half double glazed door leading to the conservatory.

### FAMILY BATHROOM

10'2" x 6'2" (3.10m x 1.90m)

Three piece white suite, comprising of W.C, pedestal wash hand basin with mixer tap over, bath with wooden panelled bath panel. Modern towel rail radiator, double glazed windows to side elevation, half panelled walls. Amtico flooring, inset spot lights, shaver socket and extractor fan.

### BEDROOM THREE

16'2" x 7'10" (4.94 x 2.40m)

uPVC double glazed window to side elevation, inset spot lights and radiator.

### CONSERVATORY

22'5" x 8'9" (6.84m x 2.67m)

Half glazed door into conservatory off the inner hall. Dwarf brick walls with uPVC double glazed windows above and uPVC double glazed patio doors. Amtico flooring, wall light and radiator. Polycarbonate roof with wooden beams.

### MASTER BEDROOM WITH ENSUITE

12'5" x 10'10" - ensuite - 7'10" x 3'10" (3.80m x 3.31m - ensuite - 2.41m x 1.18m)

uPVC double glazed window overlooking the conservatory, Radiator, pendant lighting and door to ensuite. Ensuite comprises Pedestal wash hand basin and W.C. Large shower enclosure with tiled splashbacks. Heated towel rail, inset spot lights and Amtico flooring.

### LOFT BEDROOM

14'1" x 12'11" (4.31m x 3.94m)

Turned staircase leading up to a wrap around loft room, Double glazed window and radiator.

### OUTSIDE

The front Garden benefits from block paved path leading to the front door and utility entrance, there is also a section laid to lawn in front of the lounge bay window. To the side of the property are double timber gates leading to a hardstanding area for parking leading to the double garage. The rear garden benefits from complete privacy and low maintenance with a large concrete area and also a section laid to lawn all surrounded by a six foot high wall.

### GARAGE

19'0" x 27'6" (5.80m x 8.40m)

The garage was purposely built for may be a possible change of use, eg annex (subject to planning permissions). Brick built with cavity walls and insulation. Up and over double entrance door and a side entrance. The garage benefits from electric, mains water and plumbing for W.C facilities.





