



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## Redwood, Glandwr Crescent, Kinmel Bay, LL18 5HQ

- 4 Bedrooms
- Large Private Rear Garden
- Ideal Family Home
- NO ONWARD CHAIN
- Large Garage
- In need of some modernisation
- Viewing Highly Recommended

This charming detached bungalow located on Glandwr Crescent in the very popular area of Kinmel Bay. This property boasts three reception rooms and four bedrooms, providing ample space for entertaining guests or simply relaxing with your loved ones. It also offers lovely views from the front aspect of the property over untouched fields.

Situated on a generous plot, this bungalow offers endless possibilities for those with a creative eye as the property does require some modernisation throughout.

The location of the property in the popular coastal town of Kinmel Bay provides a peaceful retreat from the hustle and bustle of everyday life, offering a perfect balance of relaxation and convenience whilst still being within easy reach of sandy beaches, transport links and local amenities including an Asda supermarket .

Don't miss out on the opportunity to own this lovely detached bungalow in a sought-after location. Book a viewing today and envision the endless potential this property holds.

#### ENTRANCE HALL/PORCH

5'11" x 20'0" (1.82 x 6.11)

With front aspect 3/4 high double glazed windows

#### LOUNGE

20'7" x 19'1" (6.28 x 5.82)

Feature stone built fireplace with hearth and shelves. Glass bricks separating the living room from the dining room in a recessed area measuring 1.24m x 1.82m. Wood effect panelling to the walls and ceiling.

#### KITCHEN/DINER

32'10" x 8'1" (10.01 x 2.48)

Kitchen is fitted with a modern range of county styled base and wall units. Cooker point. Stainless Steel sink with half bowl and mixer tap over. Window overlooking the back garden and double glazed patio doors to the rear garden.

#### OFFICE/UTILITY ROOM

8'5" x 7'1" (2.58 x 2.18)

Good sized room with space for washing machine and tumble dryer. WC.

#### BEDROOM 4

12'2" x 19'1" (3.72 x 5.82)

Nice bright room with a range of built in wardrobes and timber flooring. and boiler. Door to garage.

#### GARAGE

16'6" x 25'9" (5.04 x 7.85)

Really good sized garage with plenty of room for 1 car. Loft storage above.

#### BATHROOM

9'2" x 8'0" (2.80 x 2.45)

Nice and bright, good sized bathroom consisting of electric shower cubicle, bath, W.C., Bidet and sink with vanity unit.

#### BEDROOM 3

11'5" x 9'8" (3.494 x 2.95)

Single bedroom with front aspect double glazed window.

#### BEDROOM 1

11'4" x 11'5" (3.46 x 3.48)

Double bedroom with built in wardrobes and front aspect double glazed window.

#### BEDROOM 2

11'2" x 8'0" (3.42 x 2.44)

Double bedroom with rear aspect double glazed window

#### DINING ROOM

15'4" x 7'1" (4.68 x 2.18)

Feature coloured glass brick wall which divides the dining room from the living room. Dark wood panelling to the wall and exposed beams in the ceiling.



**OUTSIDE**

There is a beautifully secluded rear garden of a substantial size and a pond and vast variety of plants which is ideal for those with green fingers.

**MISREPRESENTATION 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.

**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.

**ENERGY PERFORMANCE CERTIFICATE**

The certificate shows the energy rating of the building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. Full EPC Certificate available for inspection on line at <https://www.gov.uk/find-energy-certificate>

**SERVICES**

Mains electricity, gas, water and drainage are connected to the property. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



