



# JONES PECKOVER

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## 12, Roland Avenue, Kinmel Bay, LL18 5DL

- 4 Bedroom Detached Coastal Home
- In Need of Cosmetic Updating
- 3 Bathrooms & Study
- Convenient and Popular Location
- Versatile and Spacious Accommodation
- Generous Gardens & Off-Road Parking
- Ancillary Room to Rear with Potential
- No Forward Chain

**PRICED TO SELL** - This spacious detached 4 Bedroom house offers a wonderful opportunity for those seeking a family home by the coast.

The house features four well-proportioned bedrooms, one of which is on the ground floor, making it ideal for families with dependant relatives or those looking for extra space. The property also has a study and an additional ground floor room to the rear providing versatile ancillary accommodation, together with 3 bathrooms.

The gardens to the property are enclosed and provide off road parking and lawns to the front, whilst to the rear the gardens are particularly generous and provide sunny paved patio areas together with lawns and mature boundary hedging.

While the property is in need of updating, it presents a blank canvas for buyers to personalise and create their dream home.

Situated within easy walking distance of the beautiful coastline and excellent local amenities, this home offers an excellent opportunity for those looking to invest in a home with great potential and is offered for sale with no forward chain.

#### **GROUND FLOOR ACCOMMODATION**

UPVC double glazed door giving access to:

#### **ENTRANCE HALL**

11'2" x 6'6" (3.405 x 1.982)

UPVC double glazed window to side elevation

#### **LIVING ROOM**

15'11" x 12'3" (4.853 x 3.744)

UPVC double glazed bay window to front elevation, centrally situated contemporary fireplace.

#### **KITCHEN/DINING ROOM**

18'0" x 14'2" (5.488 x 4.320)

Base and wall storage units, ample working surfaces, inset sink with mixer taps, void for cooker with extractor hood over, integrated dishwasher, fridge and freezer, UPVC windows to side and rear elevations, UPVC external door to rear, built-in cupboards, opening to:-

#### **BOILER ROOM**

Housing the gas fired central heating boiler.



#### **INNER HALLWAY**

Accessed from the main hall and leading to:-

#### **GROUND FLOOR BEDROOM**

14'6" x 8'8" (4.44 x 2.65)

UPVC double glazed window to front elevation.

#### **GROUND FLOOR WET ROOM**

7'11" x 6'1" (2.429 x 1.861)

Tiled walls, electric shower, wash hand basin, low flush wc, UPVC window to rear elevation.

#### **GROUND FLOOR ANCILLARY ROOM**

20'0" x 8'6" (6.110 x 2.608)

This room is currently accessed from the rear garden via UPVC double glazed patio doors and is ideally suited to provide ancillary accommodation to the main residence or to create a self-contained annex.

#### **FIRST FLOOR ACCOMMODATION**

The first floor landing gives access to:

#### **MASTER BEDROOM**

15'6" x 14'11" (4.740 x 4.560)

UPVC double glazed window to front elevation with sea views.

#### **EN SUITE SHOWER ROOM**

Shower cubicle, wash and basin and low flush wc.

#### **BEDROOM 3**

11'10" x 10'10" (3.620 x 3.316)

Two UPVC double glazed windows to rear elevation.

#### **BEDROOM 4**

10'11" x 10'10" (3.352 x 3.312)

Two UPVC double glazed windows to front elevation with sea views.

#### **STUDY/BOX ROOM**

5'10" x 5'7" (1.783 x 1.702)

UPVC double glazed window to rear elevation.

#### **BATHROOM**

8'7" x 5'4" (2.622 x 1.632)

Panelled bath, wash hand basin, wc, UPVC double glazed window to front elevation.

## OUTSIDE

The gardens to the front provide driveway and low maintenance lawns with brick walled boundary and mature hedging whilst the rear gardens are generous and comprise of spacious paved patio and lawns.

## SERVICES

All mains services 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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