



# JONES PECKOVER

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## 50A, Clwyd Park, Kinmel Bay, Rhyl, LL18 5EJ

- 4/6 Bedroom Semi Detached Bungalow
- Substantial Loft Rooms
- Ample Off Road Parking
- In Need of Updating
- Versatile Accommodation
- Generous Private Gardens
- Convenient and Popular Location
- No Forward Chain

A deceptively spacious 4/6 Bedroom Semi Detached Bungalow offering versatile accommodation and situated in the popular and convenient area of Clwyd Park, Kinmel Bay.

The property offers a unique opportunity for spacious living and is perfect for families or those seeking ample space for guests. The ground floor currently provides 2 Reception Rooms, large Kitchen/Breakfast Room, separate Utility Room, Storage Room, Bathroom, WC and 4 Double Bedrooms and the bungalow boasts a substantial loft area, which presents the potential for versatile accommodation, including the possibility of a self-contained annex. This feature adds significant flexibility to the property, catering to a variety of living arrangements.

Residents will enjoy easy access to local amenities and the beautiful coastline of Rhyl. The property is surrounded by spacious private gardens to the rear, offering a tranquil outdoor space for leisure and recreation. Additionally, the ample off-road parking ensures convenience for multiple vehicles.

In need of some cosmetic updating, the property is a blank canvas ready to be transformed into a spacious home with its generous layout and potential for further development. The property was previously a commercial premises and offers generous room sizes and a highly versatile layout. Its' commercial history provides potential for a range of future uses, subject to the necessary permissions. The size and configuration of the rooms make it particularly suitable for a nursery, care facility or similar business whilst also presenting an excellent opportunity as a large residential home or investment property.

No forward chain.

## GROUND FLOOR ACCOMMODATION

UPVC door gives access to an Entrance Porch, in turn leading through to:

### ENTRANCE HALL

Staircase to loft rooms, access to:-

### LIVING ROOM

15'11" x 10'6" (4.87 x 3.22)

Centrally situated fireplace, UPVC window to front elevation, double doors through to:

### DINING ROOM

15'11" x 10'0" (4.87 x 3.07)

UPVC French doors to rear garden, laminate flooring

### KITCHEN/BREAKFAST ROOM

17'1" x 16'6" (5.21 x 5.04)

Fitted with a range of base and wall storage units, ample working surfaces, integrated eye level oven, void for cooking range, inset double sink unit, French doors to rear gardens, inset spotlighting.

### BEDROOM 1

16'6" x 12'4" (5.05 x 3.76)

Two UPVC double glazed windows to side elevation, open to

### BEDROOM 2

11'11" x 9'8" (3.65 x 2.95)

UPVC window to side elevation

### BEDROOM 3

12'3" x 8'0" (3.75 x 2.44)

UPVC window to side elevation

### BEDROOM 4

12'3" x 8'1" (3.75 x 2.48)

UPVC window to side elevation.

### UTILITY ROOM

12'7" x 6'5" (3.84 x 1.98)

UPVC window and door to side elevation, air source heat pump heating system.

### BATHROOM

7'10" x 5'8" (2.40 x 1.74)

Panelled corner bath, pedestal wash hand basin, low flush wc.

### SEPARATE WC

Low flush wc

### STOREROOM

## FIRST FLOOR ACCOMMODATION

This spacious area currently provides open-plan





accommodation but would easily adapt to provide two separate rooms and comprises:-

**LOFT ROOM 1**

19'7" x 13'9" (5.98 x 4.20)  
UPVC window to rear elevation.

**LOFT ROOM 2**

17'5" x 15'4" (5.32 x 4.68)  
Roof light.

**OUTSIDE**

To the front a tarmac driveway provides ample off road parking whilst the rear gardens are spacious and private and provide lawns and established trees.

**COUNCIL TAX BAND C**

**SERVICES**

Mains water and electricity, air source heat pump provides the central heating, solar panels.

**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.

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