

**21 Bryn Avenue, Kinmel Bay, Conwy,
LL18 5BH**

£179,950

 3  1  2  D

EPC - D60

Council Tax Band - D

Tenure - Freehold

Bryn Avenue, Kinmel Bay

3 Bedrooms - Bungalow - Detached

This detached bungalow is to be sold with no onward chain and is located close to the beach plus local amenities are near by. The accommodation briefly affords the entrance hall, front lounge, L-shaped kitchen, inner hallway, bathroom, additional room, three bedrooms plus a large conservatory situated at the rear of the bungalow. Having double glazing, gas central heating, driveway, garage and enclosed rear garden. EPC is D 60. Freehold. Council tax band D.



Accommodation

Double glazed front door giving access into the hall.

Entrance Hall

With laminate flooring and built in meter cupboard.

Lounge

15'0" x 12'4" (4.57 x 3.76)

Having a radiator, brick fire surround with timber mantle, T.v connection, laminate flooring and double glazed front window.

Kitchen

13'3" x 9'3" (4.04 x 2.82)

L-shaped room fitted with white fronted wall, base and drawer units, worktop surfaces, space for a slot in electric cooker, tiled splash-backs, single drainer sink with mixer tap, plumbing for a washing machine, void for a fridge, tile effect laminate flooring, built in cupboard housing the boiler and double glazed window to the side of the bungalow.

Inner Hallway

With loft hatch, laminate flooring and doors off:

Bathroom

9'3" x 5'8" (2.82 x 1.73)

Comprising of a pedestal wash hand basin, toilet, P-shaped bath with shower over, glass shower screen, modern bathroom wall panels, extractor fan, vinyl flooring, heated towel rail and double glazed side window.

Conservatory

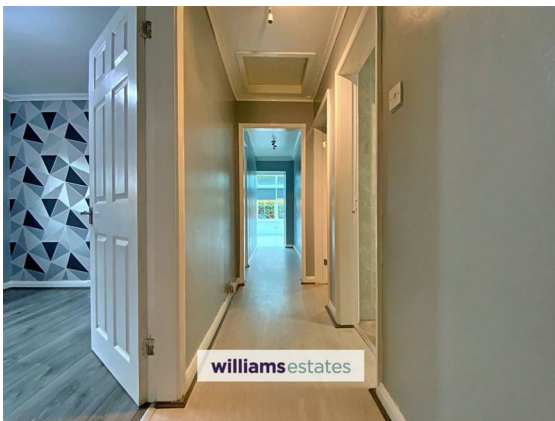
22'2" x 12'2" (6.76 x 3.71)

Fully double glazed with roller blinds, clear glass roof, partly laid with laminate flooring and part tiled flooring with under floor heating, wall mounted electric fire and double glazed side door.

Additional Room

8'11" x 7'11" (2.72 x 2.41)

This room was used as a dining room, offers laminate flooring and double glazed side window.



Bedroom 1

13'0" x 9'5" (3.96 x 2.87 (3.95 x 2.86))

Having laminate flooring, radiator and double glazed rear window.

Bedroom 2

9'9" x 8'11" (2.97 x 2.72)

With laminate flooring, radiator and double glazed rear window.

Bedroom 3

8'11" x 8'9" (2.72 x 2.67)

Having laminate flooring and double glazed side window.

Outside

The front offers a lawned garden with timber lollipop fencing, driveway leads down the side of the bungalow and up to the rear garage. Side access to the rear. The rear offers a lawn and decked patio areas. Timber storage shed.

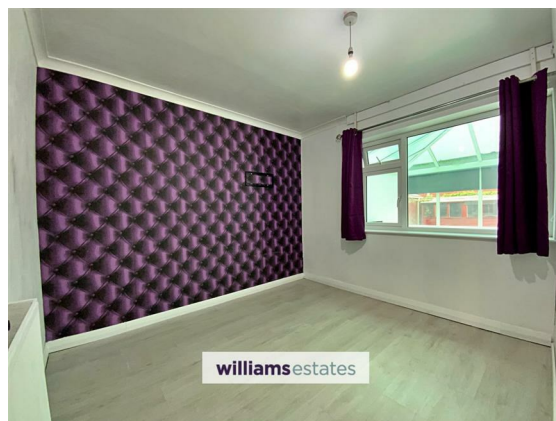
Detached Garage

15'0" x 8'4" (4.57 x 2.54)

With up & over door, mains power and side door.

Directions

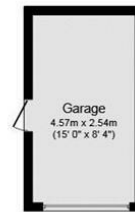
Proceed over the Foryd bridge and turn right onto Southlands road then left onto Bryn avenue. This bungalow can be seen on your left hand side.





Floor Plan

Floor area 106.3 sq.m. (1,144 sq.ft.) approx



Garage

Floor area 11.8 sq.m. (127 sq.ft.) approx

Total floor area 118.0 sq.m. (1,271 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 369444

Rhyl@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.