



**17 Elwy Circle, Kinmel Bay, Conwy, LL18
5HF**

£215,000

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EPC - D59 Council Tax Band - C Tenure - Freehold

Elwy Circle, Kinmel Bay

3 Bedrooms - Bungalow - Semi Detached

This spacious semi detached bungalow briefly affords the entrance porch, hallway, open plan lounge diner with open tread staircase to the loft room, modern fitted kitchen, spacious family bathroom plus three double ground floor bedrooms. Having double glazing, gas central heating, driveway, gravelled front hardstanding area, rear garden with artificial grass, rear garage with storage to the front and converted additional room with toilet facility behind. EPC is 59D. Freehold. Council tax C.



Open storm porch

Accommodation

Double glazed front door giving access into the entrance porch.

Entrance Porch

With laminate flooring, double glazed side window and glazed door to the hallway.

Hallway

Having laminate flooring, radiator and doors off:

Bedroom 1

13'5" x 10'11" (4.09 x 3.33 (4.08 x 3.34))
Having a radiator and double glazed front window.

Bedroom 2

16'7" max x 10'0" max (5.05 max x 3.05 max)
Having laminate flooring, radiator and double glazed front window.

Bedroom 3

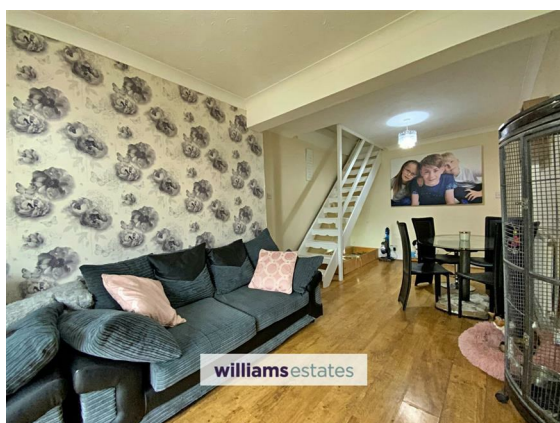
14'4" x 7'5" (4.37 x 2.26 (4.38 x 2.27))
With laminate flooring, built in electric fuse box, radiator and double glazed side window.

Family Bathroom

7'6" x 7'5" (2.29 x 2.26 (2.28 x 2.27))
Comprising of a vanity wash hand basin, push button toilet, bath with mixer tap, walk in shower with fixed glass shower, stylish bathroom wall panels, extractor fan, heated towel rail, vinyl flooring and double glazed side window.

Open plan Lounge Diner

25'6" x 9'11" (7.77 x 3.02 (7.76 x 3.01))
Having laminate flooring, open tread stairs lead up to the converted loft and bedroom four, T.v connection, vertical radiator, double glazed sliding doors that give access to the decked terrace & rear garden plus a glazed door to the modern kitchen.



Kitchen

13'2" x 11'5" (4.01 x 3.48)

Fitted with grey fronted wall, base and drawer units, complimentary worktop surfaces, tiled splash-backs, concealed boiler, space for a range style cooker, plumbing for a washing machine and for a dishwasher, void for American style fridge freezer with cold water supply, vinyl flooring and double glazed rear window looking over the garden.

Loft Room

10'6" x 10'0" (3.20 x 3.05)

As mentioned, stairs lead up to this loft room which has a radiator and two windows.

Outside

The front offers a driveway with side gates leading down the side of the bungalow and up to the rear garage. The main front garden is laid with chipping for additional hardstanding space.

The enclosed rear garden is laid with artificial grass, gravelled section and decked terrace from the lounge.

Garage

13'6" x 12'5" (4.11 x 3.78)

Up & over door, double glazed side door, mains power and door to the handy additional room.

Additional Room (Behind the Garage)

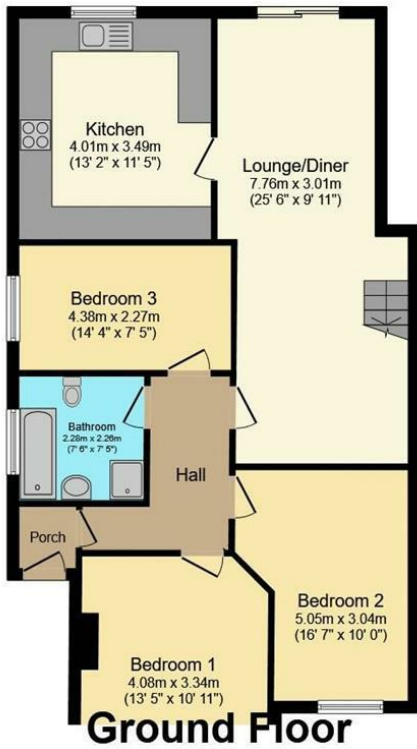
12'4" x 10'10" (3.76 x 3.30 (3.77 x 3.29))

This multi use room is well insulated with radiator, double glazed window and just off is a toilet facility with built in wash hand basin.

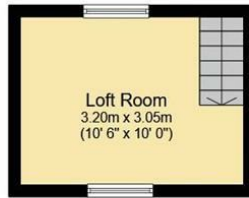
Directions

Proceed onto Wellington Road and head towards Kinmel Bay. Go over the Foyd Bridge and at the crossroads turn left onto St Asaph Avenue, over the bridge and left into Park Avenue, right into Elwy Circle.

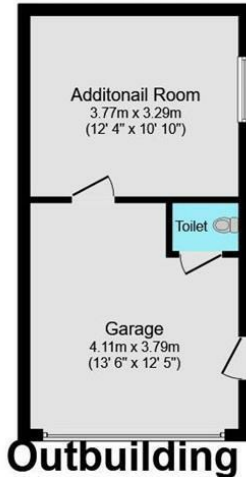




Ground Floor
Floor area 84.3 sq.m. (907 sq.ft.) approx



First Floor
Floor area 12.4 sq.m. (133 sq.ft.) approx



Outbuilding
Floor area 28.4 sq.m. (306 sq.ft.) approx

Total floor area 125.1 sq.m. (1,346 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	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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