



**5 Dulas Park, Kinmel Bay, Denbighshire,
LL18 5LZ**

£179,950

 3  1  1  C

EPC - C69

Council Tax Band - C

Tenure - Freehold

Dulas Park, Kinmel Bay

3 Bedrooms - Bungalow - Detached

This detached bungalow is to be sold with no onward chain and the accommodation briefly affords the entrance porch, hallway, lounge diner, kitchen, wet room/shower room plus three bedrooms. Having double glazing, gas central heating, driveway, garage and a sunny aspect enclosed rear garden. The EPC is C69. Freehold. Council tax band is C.



Accoomodation

Double glazed front door giving access into the porch

Entrance Porch

With built in meter cupboard and glazed door leading into the hallway

Hallway

Having a radiator, loft hatch and built in storage cupboard housing the boiler.

Lounge Diner

19'9" x 11'8" (6.02 x 3.56 (6.03 x 3.55))

This L-shaped room has radiators, fire surround with electric fire, T.v connection point, double glazed bay window to the front, wall lighting and fixed shelving to one wall.



Kitchen

11'1" x 7'4" (3.38 x 2.24)

Fitted with wall, base and drawer units, glass display units, worktop surfaces, tiled walls, void for a slot in gas cooker, space for a fridge freezer, plumbing for a washing machine, bowl and a half single drainer sink with mixer tap, tiled flooring, extractor fan, double glazed window and double glazed side door.

Bedroom 1

10'7" x 9'9" (3.23 x 2.97 (3.22 x 2.98))

Fitted wardrobes and bedroom furniture, radiator plus double glazed rear window.

Bedroom 2

9'10" x 8'6" (3.00 x 2.59 (2.99 x 2.60))

Having a radiator, vinyl flooring and double glazed French doors that allow access to the rear patio and main garden.

Bedroom 3

10'8" x 7'5" (3.25 x 2.26)

With radiator and double glazed front window.



Shower Room

6'11" x 5'5" (2.11 x 1.65)

Comprising of a wall mounted wash hand basin, toilet and shower with half bi-folding shower screen & shower curtain, wall tiles, heated towel rail, vinyl flooring, extractor fan and double glazed side window.

Outside

Front driveway leads up to timber gates that allow access to the rear garage and enclosed garden. The main front garden is lawned.

The rear garden offers a paved patio area, timber store and the main garden is lawned with surrounding flower beds.

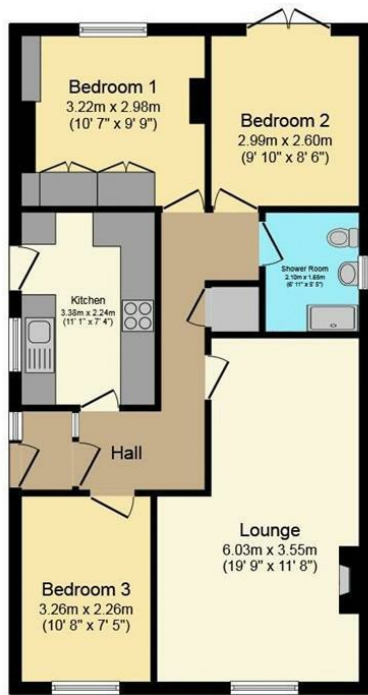
Garage

Up and over door & side window.

Directions

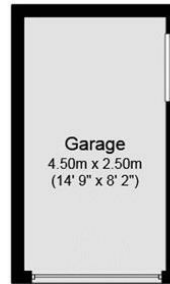
Proceed out of Rhyl over the blue bridge into Kinmel Bay, at the lights turn left onto St Asaph Avenue and continue over the railway bridge taking the first right onto Cader Avenue, turn left onto Dulas Avenue and Dulas Park is the first left. The property can be found on you left.





Floor Plan

Floor area 67.0 sq.m. (721 sq.ft.) approx



Garage

Floor area 11.1 sq.m. (120 sq.ft.) approx

Total floor area 78.1 sq.m. (841 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.