

**38 Roland Avenue, Kinmel Bay, Conwy,
LL18 5DN**

£239,950

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EPC - C70 Council Tax Band - C Tenure - Freehold

Roland Avenue, Kinmel Bay

3 Bedrooms - Bungalow - Detached

A three bedroom detached bungalow situated within the town of Kinmel Bay. Internally affording a great sized living room, an open-plan kitchen/diner, three bedrooms, bathroom and cloakroom. With added benefits including an outside bar, detached garage and an outside sun room. Viewing is highly advised to appreciate what this property has to offer. EPC Rating - 70C. Freehold. Council tax band C.



Description

Available For Sale! This Modern Three Bedroom Detached Bungalow situated within the sought after town of Kinmel Bay. Being just a stones throw away from the beach and sea promenade along with many other local amenities. Internally affording a great sized living room, an open-plan kitchen/diner, three bedrooms, bathroom and cloakroom. With added benefits including an outside bar, detached garage and an outside sun room. Viewing is highly advised to appreciate what this property has to offer.

Accommodation

Via a uPVC double glazed decorative front door leading into the ;

Entrance Hall

Having lighting, power points, radiator and doors into further accommodation.

Cloakroom

4'11" x 3'3"

Comprising an in-vanity hand wash basin and WC, lighting and a uPVC double glazed window to the side.

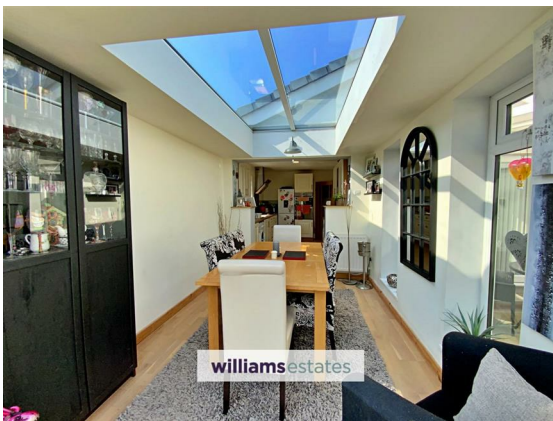
Living Room

21'0" x 11'6"

Having lighting, power points, radiator, feature fire place with hearth and surround, t.v aerial point and a uPVC double glazed bow window to the front.

Inner Hall

Having large storage cupboard, lighting, loft access hatch and doors off



Kitchen/Diner

26'3" x 8'6"

A modern kitchen fitted with a range of wall, drawer and base units with complementary worktops over, bowl and a half single drainer sink with mixer tap over, a void for a tall standing fridge/freezer, integral oven, integral gas hob with extractor above, integrated wine cooler, void and plumbing for a washing machine, tiled splash backs, lighting, power points, radiator large dining space with skylight, multiple uPVC double glazed windows to the sides and uPVC double glazed, double patio doors leading into the;



Bathroom

6'11" x 5'3"

Fitted with a three-piece suite including a P-shaped bath with shower over, in-vanity hand wash basin and WC, chrome heated towel rail, PVC splashbacks, lighting and a uPVC double glazed window to the side.



Bedroom One

12'10" x 10'10"

Having lighting, power points, radiator and uPVC double glazed double patio doors to the rear garden.

Bedroom Two

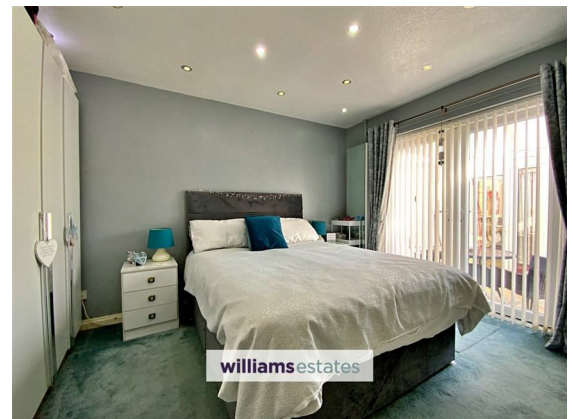
9'2" x 7'10"

Having lighting, power points, radiator and a uPVC double glazed window looking out to the front.

Bedroom Three

9'10" x 7'10"

Having lighting, power points, radiator and a uPVC double glazed window to the side.



Outside

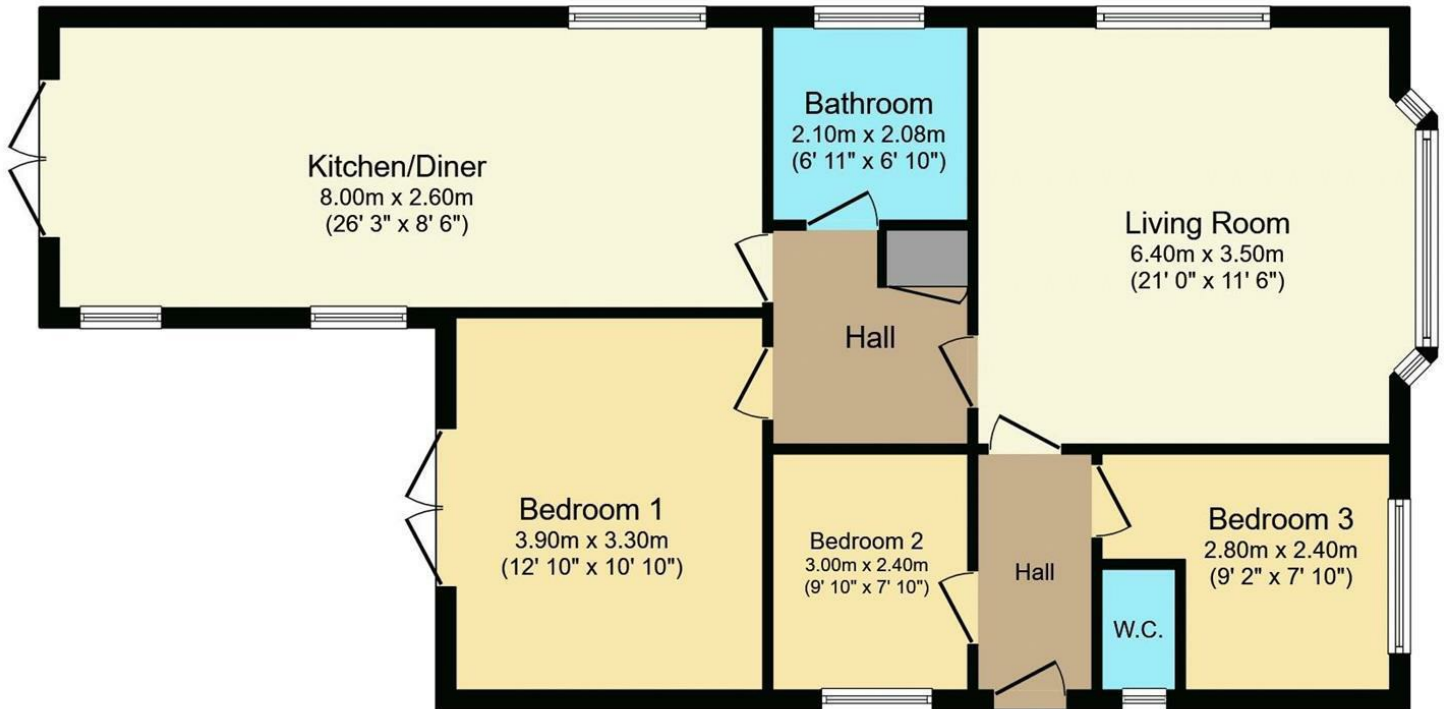
The front of the property is primarily laid with lawn with a concrete laid driveway adjacent providing parking for multiple vehicles.

To the rear the property is partially paved with a lawned area, benefitting also from an outdoor bar and separate sun room being bound by a brick wall for privacy.

Directions

Proceed onto Wellington road and head towards Kinmel Bay. Go over the Foryd Bridge and turn right onto Betws Avenue and right onto Roland Avenue. This property can be located on the far right hand corner.





Floor Plan

Floor area 85.0 sq.m. (915 sq.ft.) approx

Total floor area 85.0 sq.m. (915 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			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(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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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.