



8 Trem Y Ffair, Kinmel Bay, LL18 5BF

£235,000

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EPC - C74

Council Tax Band - D

Tenure - Freehold

Trem Y Ffair, Kinmel Bay

3 Bedrooms - House - Detached

Located within a cul-de-sac, this detached house briefly affords the entrance hallway, ground floor toilet, lounge with patio doors leading to the rear conservatory, dining room and modern kitchen. On the upper floor there is the landing, bathroom plus three bedrooms. Outside the front offers ample parking on the gravelled driveway and to the rear is a split level garden with lower patio and raised artificial lawned area plus addition paved patio area perfect for Alfresco dining. EPC is TBC. Freehold. Council tax band D.



Accommodation

Double glazed front door giving access into the hallway

Hallway

With tiled flooring, dado rail, radiator, double glazed front window, stairs to the upper floor and doors off:

Ground floor Toilet

4'9" x 3'8"

Comprising of a pedestal wash hand basin, toilet, tiled splash-backs, radiator, tiled flooring and double glazed front window.

Lounge

17'4" x 10'11"

This spacious room has a double glazed side window, radiator, T.V connection, fire surround and double glazed sliding door which lead into the rear conservatory.

Conservatory

21'1" x 7'11"

Fully double glazed with blinds, tiled flooring, power sockets, double glazed French doors to the rear garden plus a glazed door giving access into the kitchen.

Kitchen

12'0" x 8'3"

Fitted with white gloss fronted wall, base and drawer units, worktop surfaces, tiled splash-backs, single drainer sink with mixer tap, plumbing for a washing machine, built in oven, gas hob with extractor fan over, wall mounted boiler, space for under counter fridge, plumbing for a dishwasher, tiled flooring, radiator, double glazed window looking through the conservatory. Access to the dining room:

Dining Room

8'6" x 8'0"

Having a radiator and double glazed front window. Door to the hallway.

First Floor Landing

Having a double glazed rear window.



Bedroom 1

13'2" x 9'11"

With radiator and double glazed front window.

Bedroom 2

9'11" x 9'3"

Having a built in storage cupboard, radiator and double glazed front windows.

Bedroom 3

7'10" x 6'11"

With radiator and double glazed rear window.

Bathroom

7'4" x 5'6"

Comprising of a pedestal wash hand basin, toilet, bath with mixer shower attachment, wall tiles, shaver socket, extractor fan, radiator, vinyl flooring and double glazed rear window.

Outside

Situated in the corner of this cul-de-sac, the front offers ample parking on the gravelled driveway. Side access to the rear garden.

The sunny aspect rear garden offers a split level garden with lower paved patio and raised artificial lawned garden with additional paved patio for Alfresco dining.

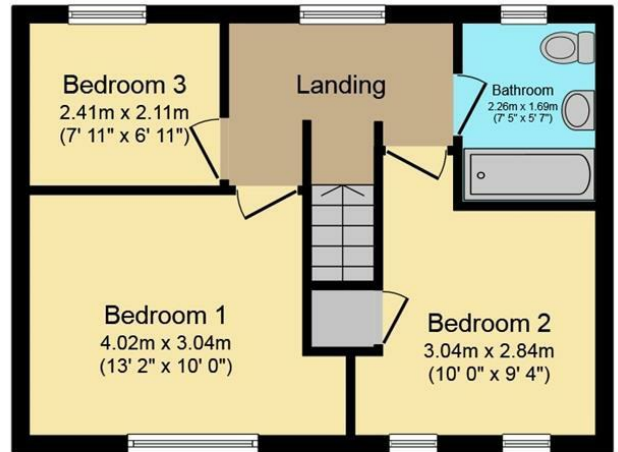
Directions

Proceed onto Wellington Road and head in the direction of Kinmel Bay. Go over the Foryd bridge and turn left onto Bodelwyddan Avenue. Continue into the estate turning left onto Roseview Crescent then right onto Trem Y Ffair. This house can be located in the left corner of the cul-de-sac.





Ground Floor



First Floor

Total floor area 97.2 m² (1,047 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(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.