



## Morfa Cottage Morfa Avenue, Kinmel Bay, Kinmel Bay, LL18 5LE

**£245,000**

 4  2  1  C

**EPC - C73**

**Council Tax Band - E**

**Tenure - Freehold**

# Morfa Avenue, Kinmel Bay

## 4 Bedrooms - Bungalow - Detached

This detached bungalow will have no onward chain, the accommodation briefly affords the entrance porch, hallway, lounge, kitchen, bathroom, four bedrooms plus master en-suite shower room. Having gas central heating, sealed unit double glazing, wide driveway, garage & large workshop, low maintenance gardens to the front & rear. EPC is C 73. Freehold. Council tax band E.



### Accommodation

Via a double glazed door into the porch.

### Porch

7'3" x 3'3"

With tiled flooring, sealed double glazed units to the front and timber door into the hallway.

### Entrance Hall

With Karndean flooring, built in meter cupboard and archway through to main hall.

### Main Hallway

With radiator, storage cupboard and loft access hatch.

### Lounge

17'10" x 10'10"

With laminate flooring, tv connection, fire surround and sealed double glazed windows to the front and side.

### Kitchen

12'1" x 13'11"

Fitted with wall, drawer and base units, worktop surfaces, tiled splash backs, void for a slot in cooker, plumbing for washing machine, space for fridge freezer, laminate flooring and sealed double glazed window to the rear. Access through to rear hallway

### Rear hallway

With access to the rear garden and dining room.

### Dining room/Bedroom 3

13'10" x 13'8"

With laminate flooring, radiator and sealed double glazed window to the side.

### Bathroom

11'2" x 8'9"

Comprising of a pedestal wash hand basin, push button toilet, raised shower enclosure, panelled bath with mixer tap, radiator, vinyl flooring, tiled splash backs and sealed double glazed window to the rear.



### Bedroom 1

17'0" x 9'4"

With Karndean flooring, radiator, sealed double glazed windows to the side and rear. Door to en suite

### En Suite

4'0" x 8'5"

Comprising of a wash hand basin, toilet, shower enclosure, fully tiled wall and flooring, heated towel rail.

### Bedroom 2

11'2" x 14'8"

With radiator and double glazed window to the front.

### Bedroom 4

8'11" x 9'8"

With laminate flooring, radiator and sealed double glazed window to the front.

### Lobby

With tiled flooring and double glazed door to the front, door to garage and double glazed door to the sun room.

### Sun Room

7'6" x 20'5"

Having wall lighting and sliding patio doors to the rear garden.

### 'L' Shaped garage/workshop

26'2" x 23'11"

Timber doors, power and lighting and three windows to the rear.

### Outside

The front of the property is gravelled for ease of maintenance, with gated access and driveway parking for several vehicles.

The rear garden is fully enclosed with raised flower beds, outside tap and side access gates.





Total floor area 188.8 m<sup>2</sup> (2,033 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	<b>85</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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