



109 Foryd Road, Kinmel Bay, LL18 5LU

£149,950

 3  1  1  B

EPC - B81

Council Tax Band - C

Tenure - Freehold

Foryd Road, Kinmel Bay

3 Bedrooms - House

A three bedroom, semi detached, dormer bungalow situated in the popular location of Kinmel Bay. Briefly comprising of a lounge/diner, kitchen, ground floor wet room and three double bedrooms upstairs. Outside benefits off road parking, gardens and garage facility as well as solar panels to the south facing rear roof space. Council Tax Band C. Freehold. EPC rating 81B.



Accommodation

Via a double glazed door into the hallway.

Hallway

With vinyl flooring, under stairs storage, radiator and stairs off.

Lounge/Diner

12'9" x 20'10" (3.89 x 6.36)

Having fire surround, TV connection, two radiators and double glazed window to the front.

Kitchen

15'0" x 7'7" (4.59 x 2.32)

Fitted with a range of wall, drawer and base units, worktop surfaces, stainless steel sink with mixer tap, void for cooker and extractor fan over, plumbing for washing machine, void for tumble dryer, space for fridge freezer, wall mounted central heating boiler, vinyl flooring, double glazed window and door to the rear garden.



Ground Floor Wet Room

8'7" x 5'7" (2.64 x 1.72)

Comprising of a wall mounted wash hand basin, low flush toilet, electric shower, heated towel rail, fully tiled walls, extractor fan and double glazed window to the rear.

Turned Staircase to Landing

Landing

With eaves storage, airing cupboard and double glazed window to the side.

Master bedroom

12'3" x 11'6" (3.75 x 3.51)

With radiator and double glazed window to the front.

Bedroom 2

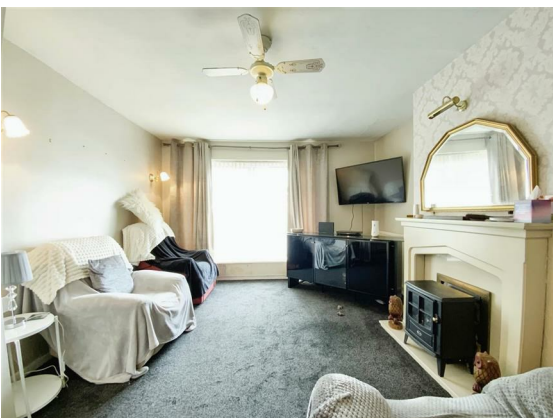
12'4" x 10'4" (3.76 x 3.16)

With radiator and double glazed window to the front.

Bedroom 3

10'7" x 10'4" (3.24 x 3.17)

With radiator and double glazed window to the rear.



Outside

The front of the property is paved for ease of maintenance and provides off road parking. Side access to the rear garden.

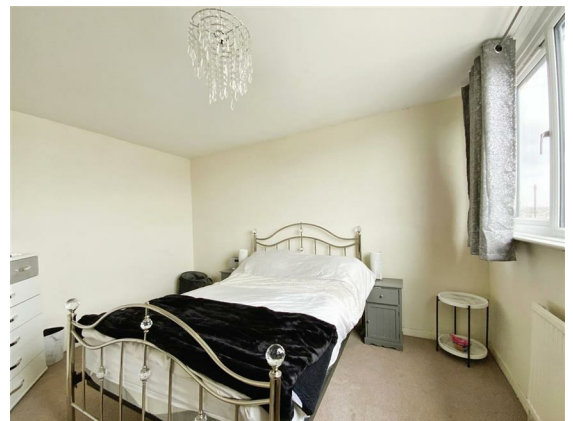
The South facing rear garden is mainly laid to lawn with decorative chippings, well established borders, outside tap and solar panels to the rear roof space.

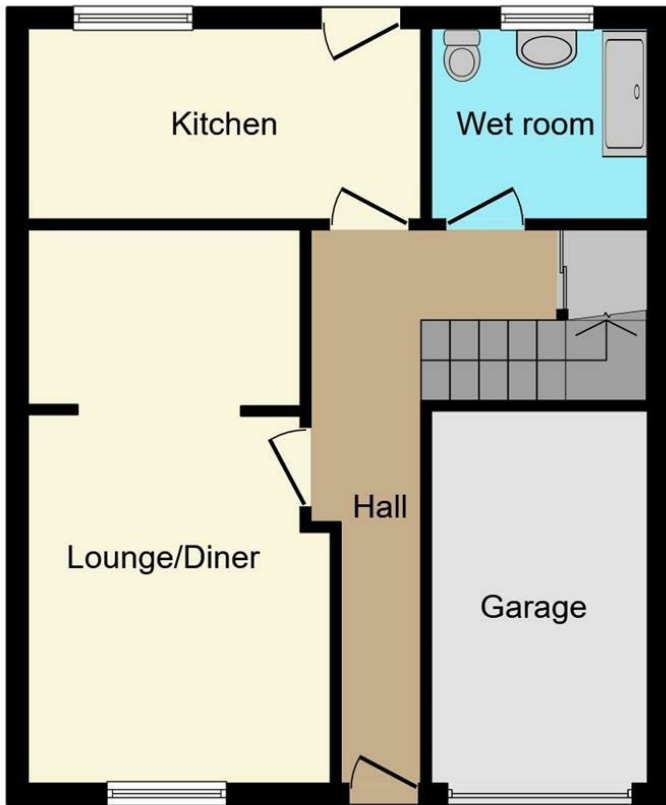
Garage

With up and over door and mains power.

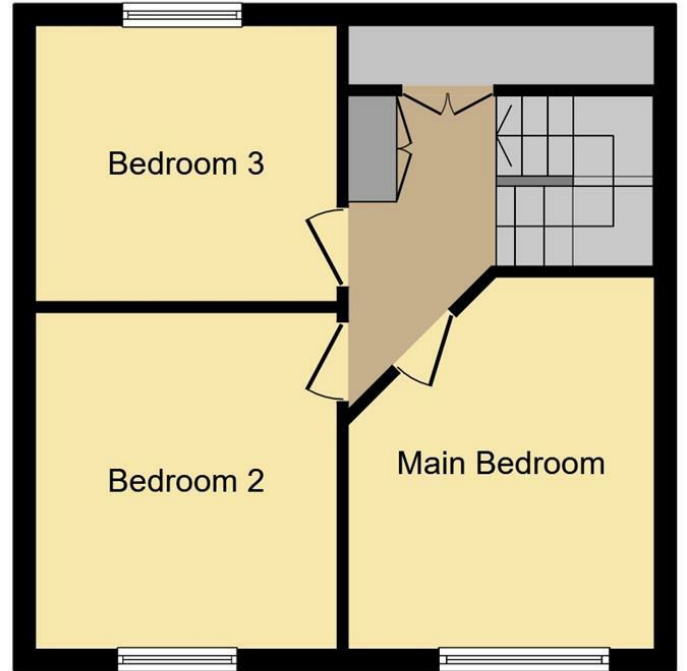
Directions

From the Rhyl office, proceed towards Kinmel Bay and over the blue bridge. Continue along and the property can be found on the left hand side just after the crossroads





Ground Floor



First Floor

Total floor area 84.5 m² (910 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		91
(81-91) B	81	
(69-80) C		
(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.