

**6 Garth Clarendon, Kinmel Bay, LL18
5DZ**

£189,950

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EPC - C74 Council Tax Band - C Tenure - Freehold

Garth Clarendon, Kinmel Bay

3 Bedrooms - House - Semi-Detached

This semi detached house is located within the popular Clwyd Park Estate and has rear views over the park. The accommodation affords the entrance hallway, open plan lounge leading into the rear dining room and open plan access to a modern kitchen. The second floor has a bathroom, landing and three bedrooms. Having double glazing, gas central heating, driveway providing parking for a number of vehicles, detached garage plus enclosed rear garden. EPC is C74. Freehold. Council tax band C.



Accommodation

Double glazed front door giving access into the hallway

Entrance Hallway

Having laminate flooring, radiator, stairs to the upper floor and door to the lounge.

Open plan Lounge

14'4" x 12'3" (4.37 x 3.74)

With laminate flooring, radiator, T.v connection, under stairs storage cupboard, double glazed bay window to the front and open plan access to the rear dining room.

Dining Room

8'10" x 7'3" (2.71 x 2.22)

Having the continuation of the laminate flooring, sliding patio doors which allow access to the rear garden and open plan access to the modern kitchen.

Kitchen

8'8" x 7'10" (2.66 x 2.39)

Fitted with gloss fronted base & drawer units, complimentary worktops with matching up-stands, electric hob with extractor fan over, square sink, eye level built in double oven, integral fridge freezer, integral dishwasher, laminate flooring and double glazed rear window with fitted blind.

First Floor Landing

With double glazed side window and doors off:

Bedroom 1

12'9" x 8'11" (3.91 x 2.74)

Having a radiator and double glazed front window.

Bedroom 2

10'8" x 8'11" max (3.26 x 2.74 max)

Having a radiator and double glazed rear window having views over the park.

Bedroom 3

9'1" x 6'5" (2.77 x 1.96)

With radiator, loft hatch, built in storage cupboard that housed the boiler and double glazed front window.



Bathroom

9'1" x 5'6" (2.78 x 1.68)

Comprising of a pedestal wash hand basin, toilet, bath with shower over, white wall tiles to two main walls, radiator, spot lighting, vinyl flooring and double glazed rear window.

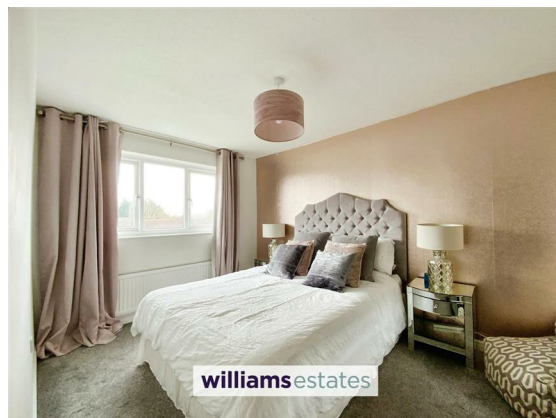
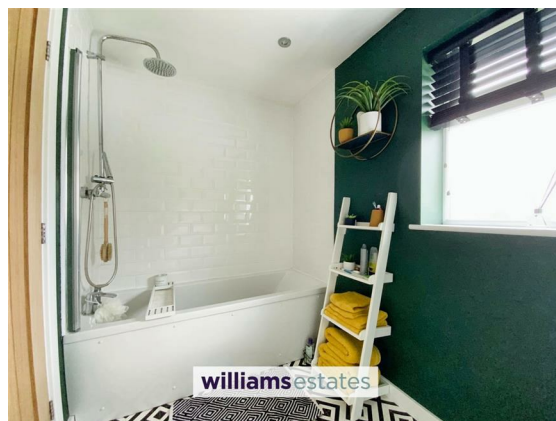
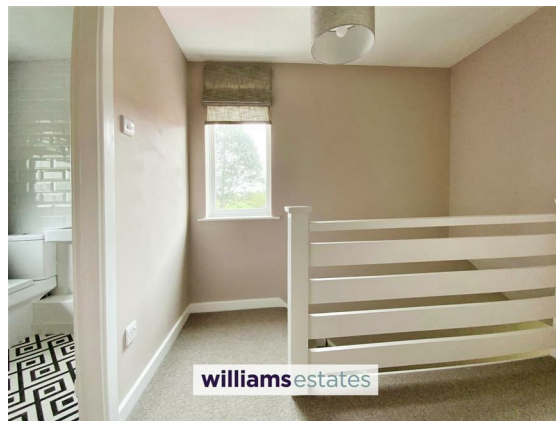
Outside

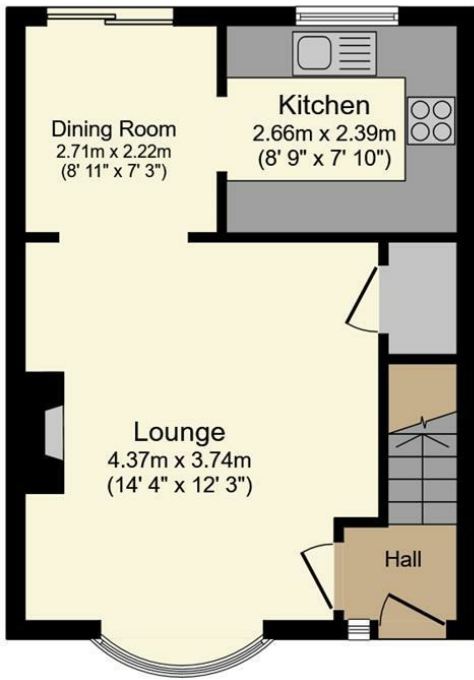
The open plan front offers a lawned garden with adjacent long driveway that leads to a detached garage. Timber side gate gives access to the rear garden.

The rear is enclosed by wall & fencing, lawn with raised flower beds.

Directions

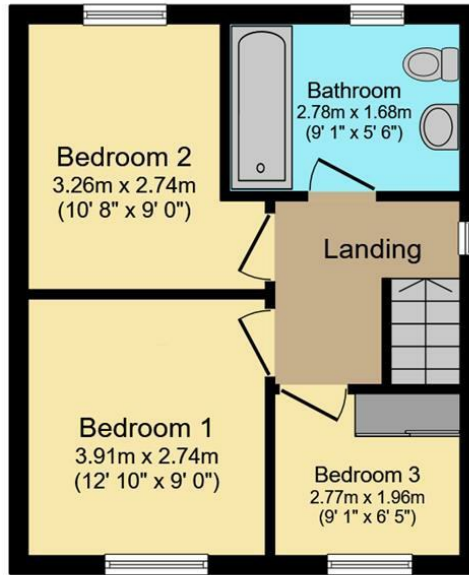
From Rhyl continue to Kinmel bay over the blue bridge. Turn left at the lights onto St Asaph Avenue, continuing over the railway bridge. Turn left onto Clwyd Park, then take the second left onto Garth Clarendon.





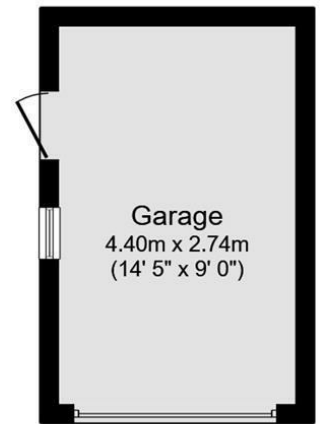
Ground Floor

Floor area 34.9 m² (376 sq.ft.)



First Floor

Floor area 30.5 m² (329 sq.ft.)



Garage

Floor area 12.0 m² (129 sq.ft.)

TOTAL: 77.4 m² (834 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(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.