

**3 Aber Clwyd, Kinmel Bay, Rhyl, LL18
5BX**

£149,950

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EPC - D68 Council Tax Band - B Tenure - Freehold

Aber Clwyd, Rhyl

2 Bedrooms - House - Terraced

This end terrace, Tudor design house is located close to the beach and local amenities are close by. The accommodation affords the entrance porch, open plan lounge with stairs to the upper floor, modern fitted kitchen diner with patio doors giving access to the rear garden. On the upper floor there is the landing, bathroom plus two double bedroom with fitted wardrobes in both. Having double glazing, gas central heating, allocated parking, front lawn and enclosed sunny aspect garden. EPC is D68. Freehold. Council tax band B.



Accommodation

Via a composite front door into the porch.

Porch

With laminate flooring and timber door giving access into the lounge.

Lounge

13'5" x 16'7" (4.10 x 5.08)

Having TV connection, radiator, wall lights, brick fire surround with timber mantle, tiled hearth and electric fire, double glazed windows to the front and side and stairs to the upper floor. Door into the kitchen/diner

Kitchen/Diner

13'5" x 9'2" (4.10 x 2.81)

A modern fitted kitchen comprising of wall, drawer and base units, worktop surfaces, built in oven and gas hob with extractor fan over, tiled walls, bowl and a half single drainer sink with mixer tap, plumbing for washing machine, space for fridge freezer, laminate flooring, radiator, double glazed window to the rear and double glazed sliding patio doors to the rear garden.



Landing

With double glazed window to the side and loft access hatch.

Bathroom

7'2" x 6'6" (2.19 x 2.00)

Comprising of a pedestal wash hand basin, push button toilet, panelled bath with shower over, tiled walls, radiator and vinyl flooring.

Bedroom 1

11'5" x 10'7" (3.49 x 3.23)

Having fitted wardrobes, radiator, storage cupboard housing the boiler and double glazed window to the front.

Bedroom 2

11'10" x 8'4" (3.62 x 2.55)

Having built in wardrobes, radiator and double glazed window to the rear.



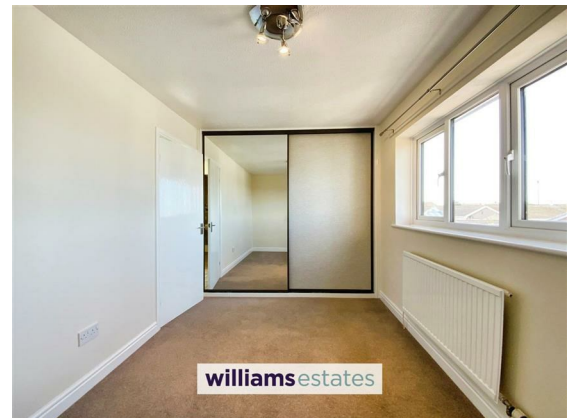
Outside

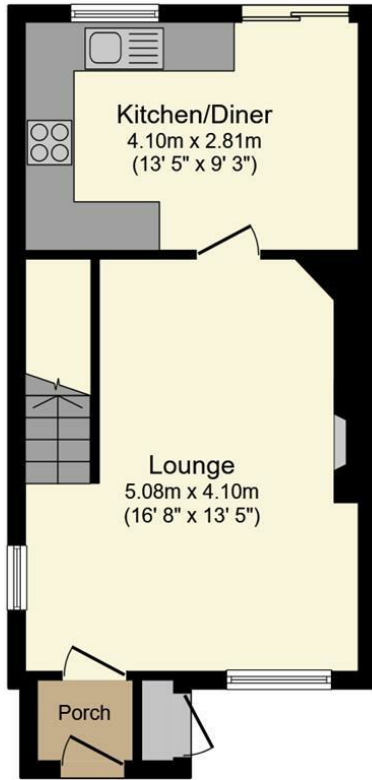
The front garden is laid to lawn, and there is allocated parking for two vehicles.

The rear garden is enclosed with paved patio.

Directions

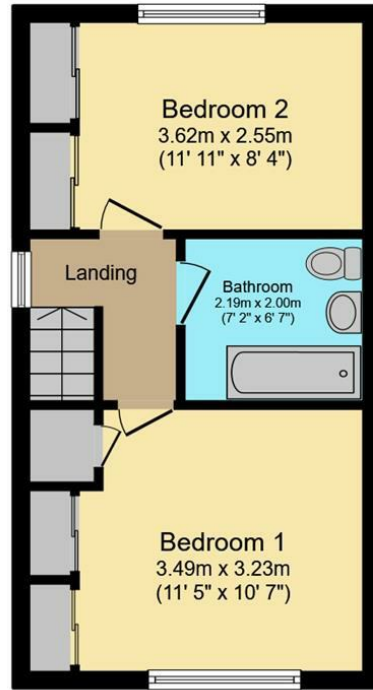
Proceed over the Foryd bridge and turn right onto Southlands road then left onto Aber Clwyd.





Ground Floor

Floor area 34.6 m² (373 sq.ft.)



First Floor

Floor area 32.8 m² (353 sq.ft.)

TOTAL: 67.4 m² (725 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(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.