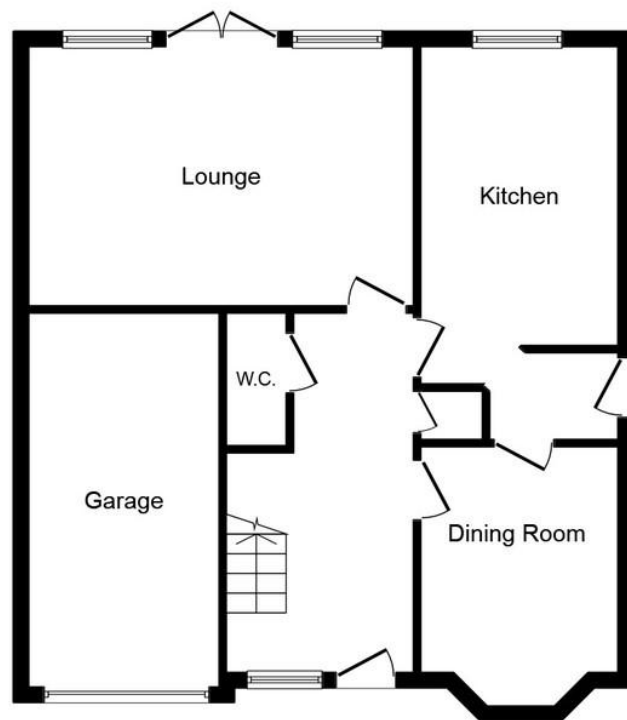
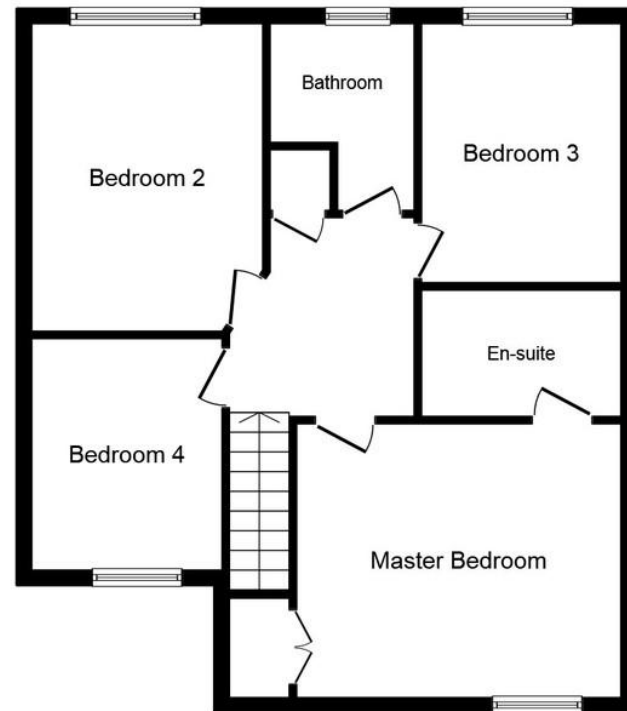


NEW

PETER LARGE
ESTATE AGENTS

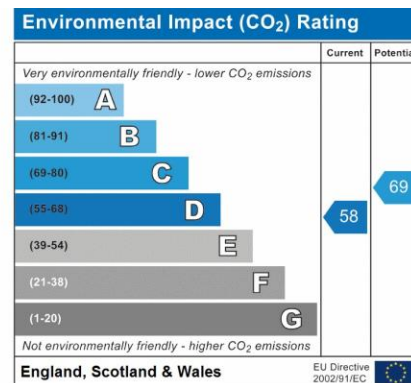
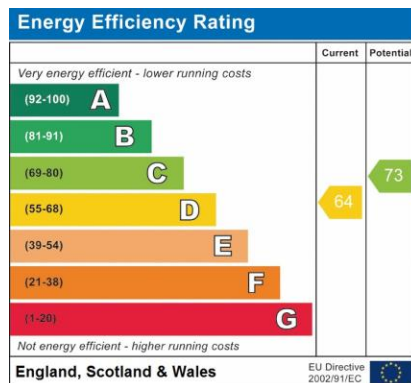


Ground Floor



First Floor

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



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Conwy County Borough Council

DATE:

1st October 2020



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7 Owain Glyndwr, Kinmel Bay, Conwy, LL18 5FE

£207,500

- Detached property
- Well presented
- Four bedrooms
- off street parking

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



This well presented four bedroom detached house is situated within the resort town of Kinmel Bay with its shops, public services, seafront and promenade with all its recreational facilities. Having all modern day conveniences with the benefit of an en-suite facility, good size bedrooms, garage and lovely easy to maintain gardens to the rear, being a real sun trap making this an ideal family home.

UPVC DOUBLE GLAZED DOOR:

Leading into:

RECEPTION HALL

15' 8" x 6' 0" over stairs (4.80m x 1.83m) With laminate floor, single panel radiator, coved ceiling, dado rail, power points and cupboard providing ample storage.

UNDER STAIRS TOILET:

6' 1" x 2' 10" (1.87m x 0.87m) Having single panel radiator, low flush W.C, pedestal wash hand basin with splashback and dado rail.

LOUNGE:

15' 3" x 12' 7" (4.66m x 3.85m) With the continuation of the laminate floor, double panelled radiator, power points, T.V aerial point, coved ceiling, dado rail, feature fireplace with timber surround, marble back and hearth with gas fire insert, uPVC double glazed patio doors leading onto the rear garden.

KITCHEN:

15' 7" x 8' 7" (4.75m x 2.64m) Having a comprehensive range of units comprising wall cupboards, worktop surface with drawer and base cupboards beneath, space and plumbing for automatic washing machine, space for dryer, space and plumbing for dishwasher, space for tall standing fridge/freezer, 'Hoover' electric oven with four ring gas hob over and extractor fan above, part tiled walls, double drainer sink with mixer tap over, double panelled radiator, tiled floor, space for breakfast bar and uPVC double glazed window overlooking the rear garden. Archway into:

CLOAKS AREA:

With the continuation of the tiled floor, tall standing cupboard complementing the kitchen units providing ample storage, uPVC double glazed frosted door leading onto the side. Door into:

DINING ROOM:

10' 11" into bay x 8' 8" (3.34m x 2.66m) Also accessed via the hallway with laminate floor, coved ceiling, dado rail, double panelled radiator, power points and uPVC double glazed box bay window overlooking the front.

STAIRS:

From the reception hall leading to:

FIRST FLOOR ACCOMMODATION AND LANDING:

With power points, access to roof space and linen cupboard with single panel radiator and proving ample storage.

MASTER BEDROOM:

13' 11" x 12' 0" (4.26m x 3.67m) With power points, single panel radiator, large built-in cupboard over stairs proving ample hanging space and storage, cupboard in alcove with storage and uPVC double glazed window overlooking the front.

EN-SUITE:

5' 6" to shower x 5' 3" (1.69m x 1.62m) Having a three piece suite comprising shower cubicle with mains shower over, W.C with concealed cistern in vanity unit, sink with mixer tap over in vanity unit, fully tiled walls, extractor fan, laminate floor, stainless steel radiator incorporating towel rail, inset spotlighting and uPVC double glazed frosted window.

BEDROOM TWO:

13' 6" x 9' 0" (4.12m x 2.75m) With power points, single panel radiator and uPVC double glazed window overlooking the rear.

BEDROOM THREE:

11' 4" x 8' 9" (3.47m x 2.67m) With power points, single panel radiator and uPVC double glazed window overlooking the rear.

BEDROOM FOUR:

9' 10" x 9' 1" (3.01m x 2.77m) With power points, single panel radiator, small alcove providing storage and uPVC double glazed window overlooking the front,

BATHROOM:

8' 2" max x 6' 3" over bath (2.50m x 1.93m) Having a three piece suite in white comprising panelled bath, pedestal wash hand basin, low flush W.C, part tiled walls to dado rail, single panel radiator, vinyl floor, extractor fan and uPVC double glazed frosted window.

OUTSIDE:

Driveway providing parking for two vehicles leading to attached Garage 16' 5" x 8' 4" (5.01m x 2.55m) with up and over door, power and light, electric meter and consumer unit and housing the 'Ideal' combination boiler which supplies the domestic hot water and radiators. The front garden is mainly laid to lawn with borders containing a variety of established plants and shrubs. Timber gate down right hand side of property leads to the rear garden. The rear garden is mainly laid to decorative slabs for ease of maintenance having borders containing a variety of established plants and shrubs, timber constructed garden store and is bounded by concrete post and timber fencing. The rear garden has a sunny outlook making it a real sun trap.

DIRECTIONS:

Proceed away from the Rhyl office along Wellington Road, over the Foryd Road bridge onto Foryd Road into Kinmel Bay. Turn left at the main traffic lights onto St Asaph Avenue, over the railway bridge tuning left into Owain Glyndwr where the property can be seen on the left hand side by way of a For Sale board.

SERVICES:

Mains gas, electric and water are believed available or connected to the property. All services and appliances not tested by the Selling Agent.

