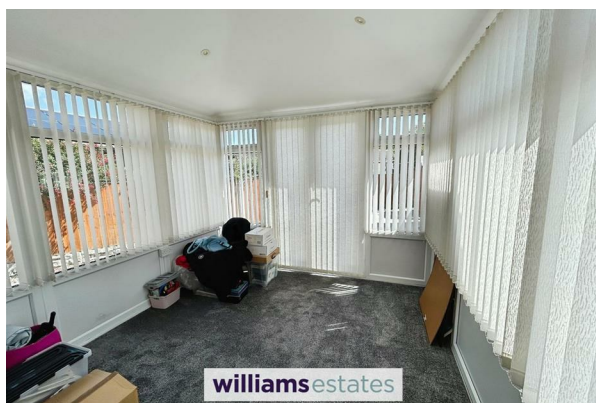


williamslettings



**1 Lyndon Drive, Kinmel Bay,
Denbighshire, LL18 5EX**

£900 PCM

 2  1  2  C

EPC - C71 Council Tax Band - D Deposit - £900 PCM

Lyndon Drive, Kinmel Bay

2 Bedrooms - Bungalow - Detached

A well presented detached bungalow situated in a popular residential location of Kinmel bay and situated in a quiet cul de sac position. The accommodation comprising of entrance hallway, living room, fitted kitchen, two bedrooms, conservatory and shower room. To the outside a driveway providing off street parking together with gardens to the front and rear. The property benefits from having gas fired central heating and double glazing, EPC rating C - 71.

Accommodation

Via a double glazed door allowing access into the entrance hallway.

Entrance Hallway

Having radiator, smoke alarm, wall light points, loft hatch access and doors off.

Living Room

16'10" x 11'5"

Having coved ceiling, radiator, wall light points, TV point, wooden fore surround housing a gas fire, ample power points and double glazed windows to the front and side elevations.

Kitchen

10'0" x 8'1"

Fitted with a range of wall, drawer and base units with worktop surfaces over, tiled splashback, stainless steel sink and drainer with mixer tap over, void for slot in cooker with extractor hood over, void for fridge freezer, wall mounted central heating boiler and double glazed windows over the front and side elevations.

Bedroom 1

13'1" x 10'2"

Having radiator, wall light points, power points, TV point and double glazed window to the rear elevation.

Bedroom 2

10'2" x 8'8"

Having radiator, wall light point, power points with a sliding door

Conservatory

10'9" x 9'10"

Having radiator, power points, inset spot lighting, double glazed windows surrounding and double glazed double door allowing access to the rear garden.

Shower Room

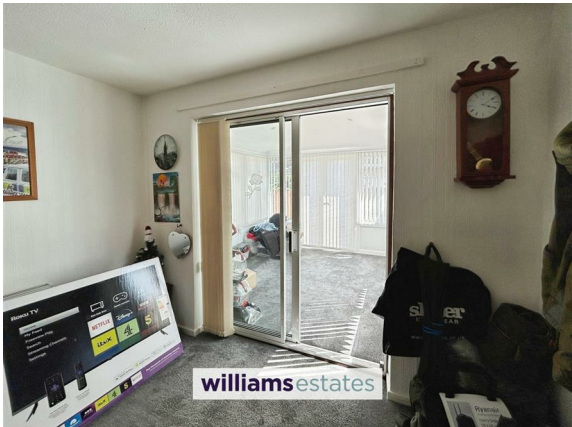
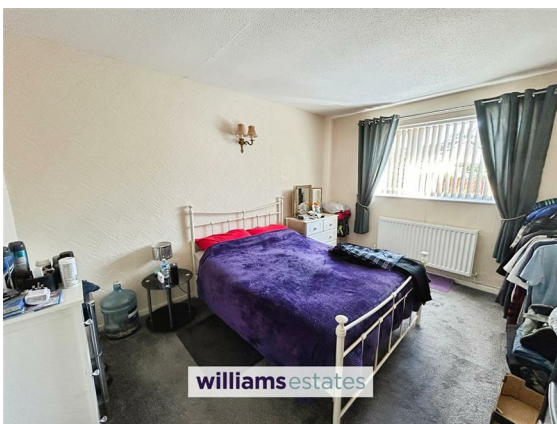
Fitted with a white three piece suite comprising of pedestal wash hand basin, WC, shower enclosure, shaver socket, radiator, tiled flooring and double glazed window to the side elevation.

Outside


The property via a concrete driveway providing off street parking, double wrought iron gates which in turn leads to a detached garaage with an up and over door and having double glazed window to the rear and personal door allowing access to the rear garden. The front garden is mainly laid to lawn and the rear garden being landscaped for ease of maintnence.

Directions

Proceed onto Wellington Road and head towards Kinmel Bay. Go over the Foryd Bridge and turn left at the crossroads onto St Asaph Avenue. Continue along this Road turning left into Clwyd Park. Turn right into Lyndon Drive and this property can be seen on the left hand side.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(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	

Call us on
01745 299399

Lettings@williamsestates.com

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.

williamslettings