



15 Betws Avenue, Kinmel Bay, LL18 5BN
Offers in excess of £220,000



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	(92-101) A	(92-101) A
(81-91) B	(81-91) B	(69-80) C	(69-80) C
(69-80) C	(69-80) C	(55-68) D	(55-68) D
(55-68) D	(55-68) D	(39-54) E	(39-54) E
(39-54) E	(39-54) E	(21-38) F	(21-38) F
(21-38) F	(21-38) F	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions		
England & Wales	England & Wales		
EU Directive 2002/91/EC	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Tenure
Freehold

Council Tax Band
E - Average from 01-04-2024 £2,610.49

Property Description
Step into this inviting residence through a composite double-glazed door, greeted by an entrance porch adorned with exposed brick, setting a charming tone. A timber-framed door opens into the lounge, where wood-effect laminate flooring meets coved ceilings, and a feature gas flame fireplace takes centre stage, framed by a timber mantle and solid stone hearth and surround.

Journeying from the lounge, enter a spacious kitchen adorned with a mix of high-gloss wall and base units, complemented by a tiled splashback, breakfast bar, and plumbing for essential appliances. The adjacent dining room, bathed in natural light, currently serves as a ground floor bedroom, offering versatility and accessibility.

Venture to the first floor, where a landing with a convenient airing cupboard leads to the primary bedroom, a generously sized retreat overlooking the front garden. Bedroom two, with a view of the rear garden, boasts ample space and a useful alcove. The third bedroom, well-proportioned, accommodates a double bed, freestanding wardrobes, and additional storage.

The family bathroom, a bright oasis with partial tiling, hosts a bath, hand wash basin, WC, large shower cubicle, and a chrome heated towel rail. A loft hatch completes this space.

A standout feature is the extension, featuring a compact kitchen area, fully tiled wet room designed for easy accessibility, a lounge with sliding doors to the rear garden, and a well-proportioned bedroom with fitted wardrobes.

Step outside, and the rear garden beckons, accessible from the kitchen via steps. you'll find a lush lawn section, a hardstanding area with potential storage shed, a

stone-chipped rockery, and a large hardstanding patio bordered by a block wall. The garden enjoys plenty of sun well into the evening with its southwestern aspect.

Additional benefits include predominantly double-glazed windows, gas central heating, and a single garage attached to the property, linked to the neighbouring garage. This home seamlessly blends comfort, functionality, and character.

This property enjoys an enviable location, just a brief stroll from a wealth of local amenities, such as a well-stocked supermarket, two pharmacies, a local medical practice, numerous inviting cafes, a modern library, and a contemporary church. For those seeking seaside adventures, you'll be pleased to find that the no.12 bus route, running from Rhyl to Llandudno, is conveniently located nearby, offering easy coastal exploration.

Services
It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge
20'10 max x 12' max (6.35m max x 3.66m max)

Dining Room
11'9 x 7'10 (3.58m x 2.39m)

Kitchen
16'9 x 11'2 max (5.11m x 3.40m max)

Utility Room
6' x 4'11 (1.83m x 1.50m)

Bedroom 1
11'11 x 10'11 (3.63m x 3.33m)

Bedroom 2
11'11 max x 9'5 max (3.63m max x 2.87m max)

Bedroom 3
11'8 x 7'10 (34.04m x 2.39m)

Bathroom
9'7 max x 8'7 max (2.92m max x 2.62m max)

Annex Shower Room
5'2 x 4'10 (1.57m x 1.47m)

Annex Lounge
13'10 x 13' (4.22m x 3.96m)

Annex Bedroom
13'10 x 8'4 (4.22m x 2.54m)

Prys Jones & Booth
Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents

were founded in 1974 and have been a mainstay on the Abergele high street ever since.

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