

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers
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The Property Ombudsman Registration Number - N00766-0

REDUCED



Riverside Cottage Gwellyn Avenue, Kinmel Bay, Conwy LL18 5HR

An opportunity to acquire a very well presented Detached Four Bedroom Family Home sited in a popular residential area in the resort town of Kinmel Bay which benefits from a self contained two Bedroom Annexe making it ideal for an extended family.

Briefly affording: Entrance Hall with Home Office off, Lounge, Conservatory and Kitchen/Diner. To the First Floor: Master Bedroom with Shower En Suite off and three further Bedrooms along with a contemporary Family Bathroom. To the Annexe: Lounge, Kitchen, 2 Bedrooms and Bathroom. Gas Central Heating & uPVC Double Glazing. To the exterior there are garden areas to the front and rear with off road parking for a number of vehicles.



Offers Around £480,000

Riverside Cottage Gwellyn Avenue, Kinmel Bay, Conwy, LL18 5HR

White uPVC double glazed front door giving access to

Entrance Hall

Radiator, oak block flooring, power points and coved ceiling.

Walk In Pantry

6'4 x 16'6(maximum measurements) (1.93m x 5.03m(maximum measurements))

Power points, carpet, white uPVC double glazed window and the combination central heating boiler.

Lounge

11'10 x 17'10 (3.61m x 5.44m)

Marble feature fire surround having coal effect electric fire fitted. Radiator, white uPVC double glazed windows, vinyl floor covering, coved ceiling and wiring for wall lights. Glazed white uPVC double glazed French doors giving access to

Side Conservatory

9' x 9'4 (2.74m x 2.84m)

Power points, radiator, ceramic tiling to floor and double uPVC double glazed windows and uPVC double glazed French doors to exterior.

Kitchen/Diner

10'10 x 20' (3.30m x 6.10m)

Range of high gloss fronted base units and matching wall cupboards complimented by work surfaces with tiled splash backs. Gas hob with extractor hood over, inset sink unit with mixer tap, plumbing and space for automatic washing machine, tumble dryer and integral fridge freezer. Eye level electric oven, radiator, ceramic tiled flooring, power points, coved ceiling and white uPVC double glazed double French doors giving access to the rear.

FIRST FLOOR LANDING

Two uPVC double glazed window, carpet and power points

Master Bedroom(left hand)

17'8 x 26'10(maximum measurements) (5.38m x 8.18m(maximum measurements))

Two central heating radiators, carpet, power points and two uPVC double glazed windows and white uPVC double glazed double doors giving access to Balcony which overlooks open countryside to the rear.

Shower En Suite Off

Comprising of wash hand basin in vanity unit, low flush W.C. Shower enclosure with chrome shower control unit. Fully tiled walls and floor and built in double doored storage cupboards.

Bedroom 2(rear centre)

11'6 x 11' (3.51m x 3.35m)

Radiator, carpet, power points, telephone point and uPVC double glazed window.

Bedroom 3(rear right hand)

10'10 x 11'10 (3.30m x 3.61m)

Power points, telephone point, laminate flooring, radiator and uPVC double glazed window.

Bedroom 4(currently used as Study)

8'4 x 8'8 (2.54m x 2.64m)

Radiator, power points, laminate flooring and uPVC double glazed window. Built in storage cupboard.

Family Bathroom

Comprising of a three piece suite including shaped bath with Mira waterfall shower fitted and control unit. Wash hand basin in vanity with mixer taps and push button low flush W.C. Radiator, fully tiled walls and floor. Extractor fan, inset spotlights and uPVC double glazed window.

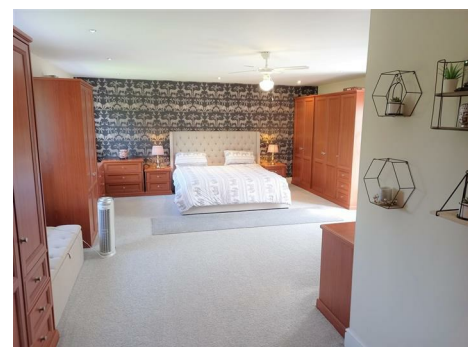
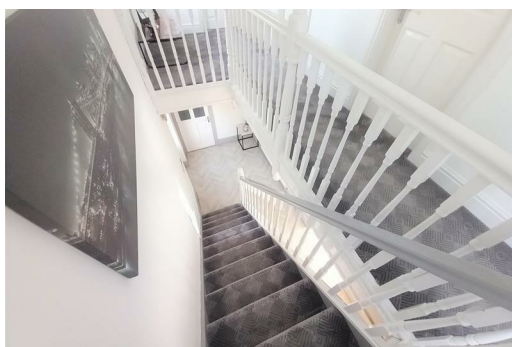
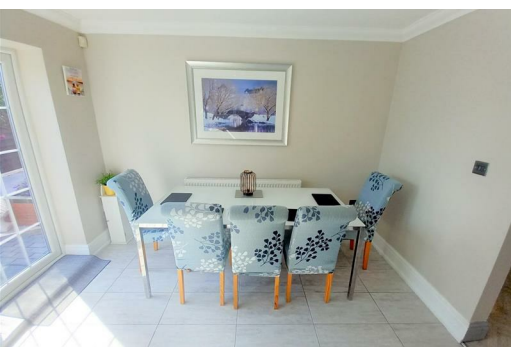
ANNEXE

Accessed from the exterior is the Annexe having a composite front door giving access to

Lounge

10'8 x 10'8 (3.25m x 3.25m)

Radiator, double glazed window, power points, laminate flooring.



Kitchen

8'2 x 8'8 (2.49m x 2.64m)

Range of high gloss fronted white base units and matching wall cupboards complimented by granite work surfaces and tiled splash backs. Inset stainless steel sink unit with mixer taps. Plumbing and space for automatic washing machine and dishwashing machine. Indesit electric hob with extractor hood over and matching Indesit fan assisted electric oven. Matching laminate flooring, power points, uPVC double glazed window.

Bedroom 1

8'8 x 18'2(maximum measurements) (2.64m x 5.54m(maximum measurements))

Power points, carpet, radiator and uPVC double glazed window.

Bedroom 2

11'3(plus doorway) x 8'4 (3.43m(plus doorway) x 2.54m)

Radiator, power points, carpet and uPVC double glazed window.

Bathroom

Comprising of a three piece white suite of low flush W.C. Panelled bath and wash hand basin. Shower over bath with shower control unit and shower head. Fully tiled walls, tiled floor, extractor fan and ladder style radiator.

Exterior

Garden areas to the front and rear. Front garden to the left hand side is patterned concrete providing off road parking for a number of cars with a concreted hardstanding and access through timber gates to the rear garden which is ornamentally laid out with stocked raised brick work flower beds, block pavior pathways and flagged area. Adjacent to this is a further hardstanding with wrought iron gate access, block pavior and tarmac. Outside security lighting, power points and cold water tap.

Utility Store

8'6 x 5' (2.59m x 1.52m)

Having power and light laid on.

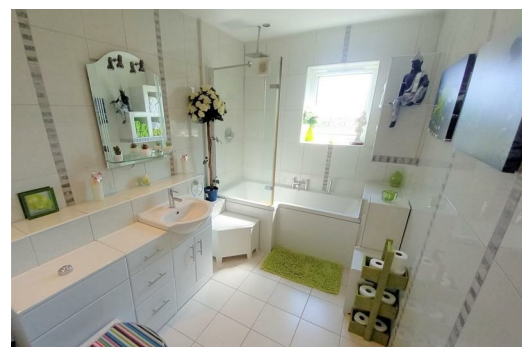
Directions

On entering Kinmel Bay proceed along Foryd Road. At the traffic lights turn left onto St Asaph Avenue and take the last turning on the left hand side into Gwellyn Avenue, proceed down to the bottom and take the last turning on your right hand side and the property can be found on the left hand side.

Agents Notes

Please Read Carefully

1. All dimensions are approximate, the Floor Plans are for illustration purposes only and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection. 3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 8th June 2023.
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. COUNCIL TAX BAND G - FREEHOLD. The EPC for the Annexe is a C Rating





Weed view plan has been made to ensure the accuracy of the floor plan. Measurements of rooms, walls, doors and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. Call us for more information.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	92
(81-91) B	
(69-80) C	
(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

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



Nicholas Redfean
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 Practice Manager- Louise Bullock

