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## 16 Crugan Avenue, Kinmel Bay, Conwy LL18 5DG

NO FORWARD CHAIN

Moray House is a spacious well presented Detached Family home that provides contemporary and extended accommodation that could potentially be used for multi generation living. The living space includes Lounge, Dining Room, Morning Room, Fitted Kitchen, Conservatory and a Home Office. To the first floor is a Family Bathroom, Master Bedroom with 4 pc En Suite and Dressing Room off and 3 further Bedrooms. There is also the unusual feature of a Balcony that gives a view over the good sized and well laid out rear garden with its lawns, trees and vegetable plots. Externally to the front is a garden area and a gravelled parking area providing ample off road parking. Number 16 is in a sought after area having an "Outstanding" day nursery and Primary School with bus link to the Secondary Schools in the nearby area, along with a Doctors Surgery, Pharmacy, Post Office and ASDA Supermarket, and benefits from having the seafront and A548 Coast Road readily available with The A55 Expressway within 4 miles.



**Offers Around £310,000**

## 16 Crugan Avenue, Kinmel Bay, Conwy, LL18 5DG

### Entrance Porch

Twin PVC framed double glazed Entrance Doors and windows. Tiled floor and part glazed timber entrance door with original leaded light and matching windows, leads to

### Spacious Entrance Hall

Radiator, power points, double glazed window with leadwork and carpet. Understairs Cupboard with storage space and electric meter.

### Lounge

12'9" (plus bay) x 21'9" (3.89m (plus bay) x 6.63m)

Feature living flame coal effect gas fire with timber surround and mantle piece. Two radiators, power points, picture rail carpet and doubleglazed windows.

### Dining Room

13'7" x 10'9" (4.14m x 3.28m)

1920's timber fire surround with open grate and hearth. Radiator, power points, carpet and two double glazed windows.

### Morning Room

12' x 12' (3.66m x 3.66m)

Rayburn Gas Ranger cooking and heating range. Power points, solid oak flooring and illuminated Alcove. Pantry off with shelving tiled floor and door to:

### Separate Toilet

High flush WC, wash hand basin, tiled floor and part tiled walls.

### Conservatory

8'9" x 9' (2.67m x 2.74m)

Double glazed windows and door to Rear Garden. Radiator, power points, tiled floor and part glazed timber door to Morning Room.

### Study/Home Office

14'6" x 8'6" and 8' x 5' (4.42m x 2.59m and 2.44m x 1.52m)

Two radiators, power points, composite interlocking tiles, double glazed windows and matching door to exterior.

### Fitted Kitchen

11'3" x 8'2" (3.43m x 2.49m)

Fitted out with contemporary style base and wall mounted units complemented by formica top work surfaces. Stainless steel sink unit with rinsing sink, mixer tap and single drainer. Inset stainless steel 4 ring hob with extractor hood over. Integral Siemens refrigerator and plumbing for automatic washing machine and dishwasher. Inset ceiling downlighters, vertical radiator and double glazed window. Tiled floor with underfloor heating.

### Half Landing

Carpet and double glazed window with leadwork and coloured lights effect.

### Landing

Power points, carpet and built in Airing Cupboard with lagged hot water cylinder and shelving. Access via ladder to boarded out Loft with Velux skylight window and power point. Double glazed door to:

### Balcony

14'6" x 14'6" (maximum measurements (4.42m x 4.42m (maximum measurements)

Metalwork balustrade and view over rear garden.



### Family Bathroom

Fitted out with a modern 3 piece suite including panelled jacuzzi bath with shower control unit over and folding splash screen. Pedestal wash hand basin, low flush WC, vertical radiator, tiled walls and floor. Double glazed window and built in Cupboard.

### Master Bedroom

15'10" (into bay) x 12' (4.83m (into bay) x 3.66m)

Radiator, power points, carpet and built in cupboard. Double glazed bay window. DRESSING ROOM OFF 9' x 8'6" /2.74m x 2.59m (Currently used as Study) Power points, radiator and double glazed window. EN SUITE OFF Fitted out with a white 4 piece suite including shower cubicle with chrome effect control unit and sliding doors. Vanity unit with wash hand basin, cupboards, mirror and pelmet with down lighters. Bidet and low flush WC. Vertical radiator, tiled floor and double glazed window.

### Bedroom 2

14'10" (max) x 10'9" (4.52m (max) x 3.28m)

Fitted wardrobes, radiator, power points carpet and double glazed bay window to the rear.

### Bedroom 3

14'3" x 8'3" (4.34m x 2.51m)

Radiator, power points, carpet and two double glazed windows.

### Bedroom 4

8'2" x 10'9" (2.49m x 3.28m)

Radiator, power points, carpet and double glazed window. Built in Cupboard.

### Exterior

Moray House is situated on a good sized plot with the rear garden a particular feature. To the front is a brick boundary wall with metal personnel gate to paved pathway leading to the front door. Lawn and flowerbed. A metal sliding gate gives access to the gravelled parking area to the left hand side for a number of vehicles. The rear garden is larger than average and includes a paved patio area adjacent to the rear of the house. Useful timber built Workshop and Storshed.

There are lawned areas, paved pathway alongwith a number of trees, stocked flowerbeds and vegetable plots. Timber and glazed Potting Shed.

### DIRECTIONS

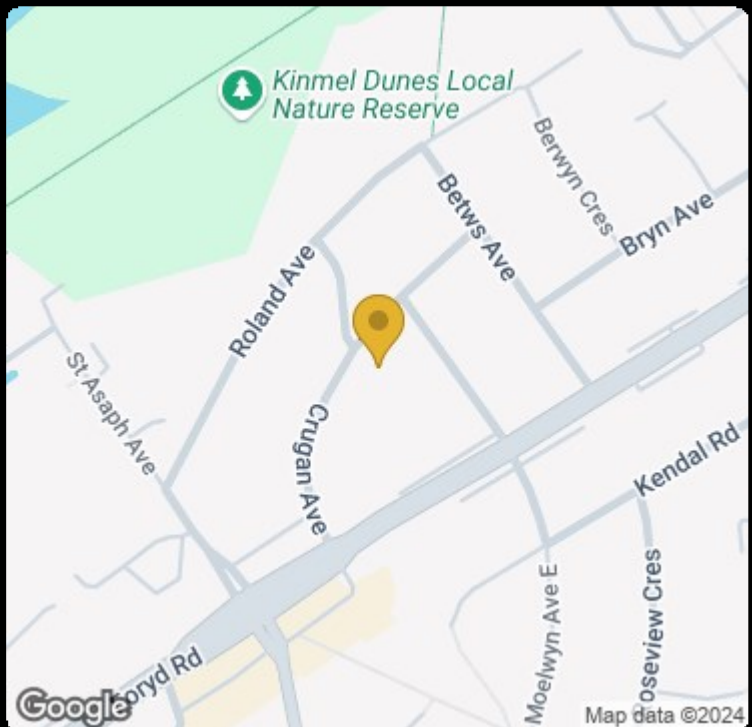
From Rhyl, proceed via the A548 Coast Road, over the blue Foryd Bridge and into Kinmel Bay. Take the third turning right into Betws Avenue, the first left into Crugan Avenue and Moray House will be found on the left hand side.

### Agents Notes

Please Read Carefully

1. All dimensions are approximate 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 13th April 2023.
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND E - FREEHOLD





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>74</b>	<b>43</b>		

England & Wales EU Directive 2002/91/EC



3/5 RUSSELL ROAD, RHYLL, LL18 3BS  
CLWYD ESTATES LTD T/A JONES AND REDFEARN

