

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers
Gwerthwyr Tai ac Arwerthwyr

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The Property Ombudsman Registration Number - N00766-0



14 Trem Y Dyffryn, Conwy LL18 5JT

An opportunity to acquire an immaculately presented four bedroom Detached Bungalow located in a popular and much sought after residential area of Kinmel Bay.

The accommodation briefly affords: L Shaped Entrance Hall, Lounge, Modern Kitchen/Diner, 4 Bedrooms, the Master Bedroom benefitting from an En Suite Shower Room and a Family Bathroom with 3 piece suite. Gas Central Heating & uPVC Double Glazing.

Gardens to the front and rear, double driveway to the front and Detached Double Garage.



£359,950

Open Porch

Giving access to white uPVC double glazed front door.

L Shaped Entrance Hall

Two radiators, power points, dado rail and cupboard which houses the Worcester gas fired combination central heating boiler.

Lounge

21'2 x 11'8(into box bay window) (6.45m x 3.56m(into box bay window))

Radiator, power points, carpet and white uPVC double glazed window. Wiring for wall lights and living flame gas fire fitted on marble style hearth. Glazed double doors giving access to

Kitchen/Diner

22'6 x 11'8 (6.86m x 3.56m)

Fitted out with a contemporary range of white gloss fronted base units with straight edge work surfaces incorporating stainless steel sink unit with tower mixer taps. Electric hob with extractor fan over and eye level Zanussi fan assisted electric double oven. Integral fridge freezer and washing machine. White uPVC double glazed window giving aspect over the rear garden. Ceramic tiling to floor and inset spotlights.

To the Dining Area: Radiator, ceramic tiled floor, power points, inset spotlights and white uPVC double glazed double French doors giving aspect and access to the rear garden.

Master Bedroom

17'4(maximum measurement) x 12'6 (5.28m(maximum measurement) x 3.81m)

Carpet, radiator, power points and white uPVC double glazed window. Two built in double doored wardrobes and inset spotlights

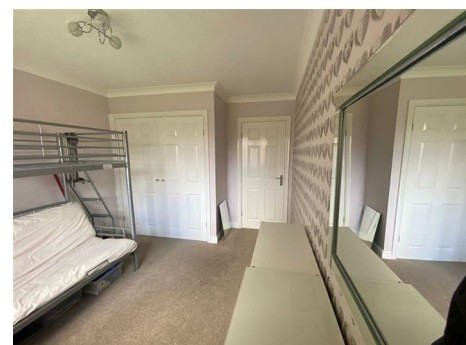
En Suite Shower Room

Having a three piece suite including push button low flush WC, pedestal wash hand basin and shower enclosure with Mira shower fitted. Part tiled walls, ceramic tiling to floor, radiator and double glazed window.

Bedroom 2

11'10 x 9'6 (3.61m x 2.90m)

Radiator, power points, carpet and white uPVC double glazed window. Built in double doored wardrobe.



Bedroom 3

11'8 x 9'7 (3.56m x 2.92m)

Radiator, carpet, power points and white uPVC double glazed window. Built in double doored wardrobe.

Bedroom 4

11'10 x 9' (3.61m x 2.74m)

Laminate flooring, power points, radiator and white uPVC double glazed window. Built in double doored wardrobe.

Family Bathroom

Comprising of a three piece white suite including wash hand basin in vanity unit, push button low flush WC and P Shaped bath with curved shower screen having shower over with rainforest shower and hand held shower attachments. Part tiled walls, ceramic tiling to floor, extractor fan and ladder style radiator. Inset spotlights and white uPVC double glazed window.

Exterior

There are garden areas to the front and rear. Front garden being mainly lawned with flagged pathways and concrete double driveway leading to the metal framed gates and leading to the Detached Double Garage.

Detached Double Garage.

19'5 x 20'(internal measurement sizes) (5.92m x 6.10m(internal measurement sizes))

With twin metal up and over doors and pitched tiled roof. Power and light laid on. Personnel door.

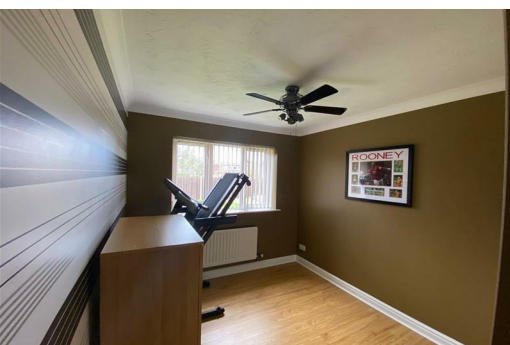
Directions

From Rhyl proceed into Kinmel Bay. On reaching Kinmel Bay proceed over the Blue Bridge and turn left at the traffic lights onto St. Asaph Avenue. Continue over the Railway Bridge and take the third left turning onto Clwyd Park. Continue down taking the last turning on the right hand side in to Trem y Dyffryn and Number 14 will be found on the left hand side.

Agents Notes

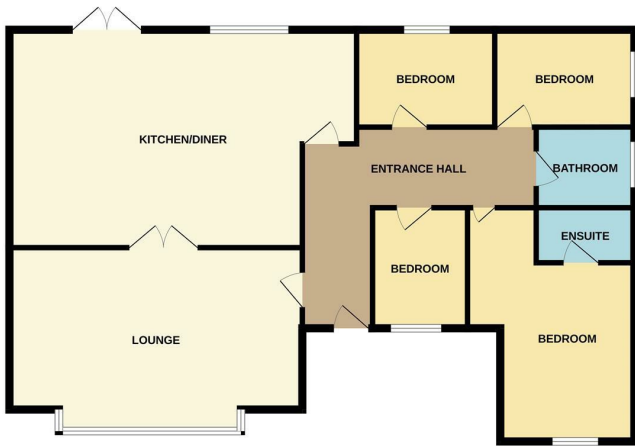
Please Read Carefully

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 6th February 2024
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 D - FREEHOLD

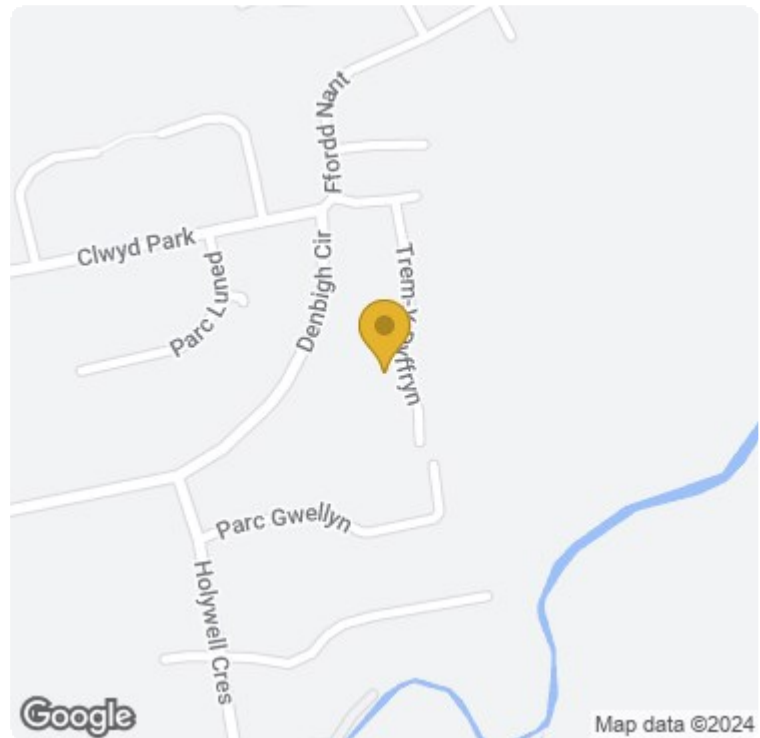




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as a basis for any subsequent purchase. The services, fixtures and fittings are shown from the most recent available information. As to their operability or efficiency can be given. Made with Metreplan CS24.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	83 69
(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	
(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

