

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

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

NEW



25 Crugan Avenue, Kinmel Bay, Conwy LL18 5DG £195,000

An opportunity to acquire a Detached 3 bedroom Bungalow standing in a good sized plot just a stones throw from the beach and having a parade of Shops and ASDA store in the nearby vicinity.

The accommodation briefly affords: Entrance Hall, Lounge, Fitted Kitchen, Shower Room and 3 Bedrooms.

There are garden areas to the front and rear. Front garden having lawn and flower beds and concreted driveway leading to the Garage. Good sized and enclosed rear garden.



White uPVC double glazed front door with matching window giving access to

Enclosed Porch

Tiled floor and white uPVC double glazed inner door and window giving access to

Entrance Hall

Laminate flooring, radiator and power points.

Lounge 13'9 x 11'9 (4.19m x 3.58m)

Ornamental fire surround with marble style hearth and back having living flame effect gas fire fitted. Double glazed window, power points, telephone point, carpet and radiator.

Kitchen 11'4 x 9'8 (3.45m x 2.95m)

With a range of white fronted base units and matching wall cupboards complimented by rounded edge work surfaces and tiled splash backs. Stainless steel sink unit with mixer taps. Gas cooker point, radiator, vinyl floor covering and white uPVC double glazed window. Built in storage cupboards. Exterior door gives access to

Rear Porch

With white uPVC double glazed window and exterior door. Plumbing for automatic washing machine, power points and tiled flooring.

Bedroom 1 13'4 x 11'2 (4.06m x 3.40m)

Carpet, radiator, power points and double glazed window.

Bedroom 2 11'4 x 7'6 (3.45m x 2.29m)

Carpet, power points, radiator and double glazed window.

Bedroom 3 8'4 x 8'8 (2.54m x 2.64m)

Power points, carpet, radiator and double glazed window.

Shower Room

Comprising of a three piece white suite including low flush WC, pedestal wash hand basin and shower enclosure having Triton shower unit fitted and shower head having folding splash screen doors. Radiator, vinyl floor covering, double glazed window, tiled walls and built in cupboard housing the Vaillant gas fired combination central heating boiler.

Exterior

There are garden areas to the front and rear. Front garden having lawn and stocked flower beds. Concreted driveway providing off road parking leading to timber gates and continuing to the Garage. Enclosed rear garden being mainly lawned having concreted pathways, stocked borders and rear Greenhouse/Store.

Garage

With metal up and over door

Directions

From the A548 Coast Road(Wellington Road) continue along over the blue bridge onto Foryd Road and into Kinmel Bay. Take the second road on the right into Betws Avenue, continue down and take the first left into Crugan Avenue and Number 25 will be found on the right 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 5th March 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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E	83	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E	
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Nicholas Redfearn
Non Practising Consultant - David K. Jones BSc(Hons) FRICS Registered Valuer
Practice Manager- Louise Bullock

