

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers
Gwerthwyr Tai ac Arwerthwyr

3/5 Russell Road, Rhyl, LL18 3BS
Telephone: 01745 351111 & 334467

Email: info@jonesandredfearn.com Website: www.jonesandredfearn.com
The Property Ombudsman Registration Number - N00766-0

NEW



17 Oaklea, Kinmel Bay, Conwy LL18 5HZ £250,000

**** NO ONWARD CHAIN **** An opportunity to acquire a spacious Detached Bungalow located in a quiet cul-de-sac in a sought after residential area.

The accommodation briefly comprises: L Shaped Entrance Hall, Fitted Kitchen, Open Plan Lounge/Dining Room, Rear Conservatory, 3 Bedrooms, Family Bathroom and En Suite Shower Room to Bedroom 1.

Ornamentally laid out front garden with block pavior pathways and double driveway leading to the Garage. Enclosed rear garden with artificial lawn and flagged pathways for ease of maintenance.



White uPVC double glazed door and matching windows giving access to

Enclosed Porch

Laminate flooring, power points and wall lights. Personnel door giving access to the Garage. White uPVC double glazed door giving access to the

L Shaped Entrance Hall

Laminate flooring, power points, radiator and walk in closet with wall mounted Worcester gas fired combination central heating boiler. Loft access.

Lounge 16'2 x 13'3 (4.93m x 4.04m)

White uPVC double glazed windows, two radiators, laminate flooring and power points. Archway giving access to the Dining Room.

Dining Room 11'6 x 8'8 (3.51m x 2.64m)

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

Kitchen 12'8 x 7'10 (3.86m x 2.39m)

With a range of base units and matching wall cupboards complimented by rounded edge work surfaces and tiled splash backs. Inset stainless steel sink unit with rinsing sink and mixer tap. Plumbing for automatic washing machine and dishwasher. Space for fridge freezer, gas hob with extractor hood over and fan assisted electric double oven below. Ceramic tiling to floor, double glazed window and matching exterior door giving access to the Side Porch

Side Porch

With laminate flooring, power points, uPVC double glazed window and matching exterior door.

Bedroom 1 10'6 x 12'6 (3.20m x 3.81m)

Radiator, power points, laminate flooring and white uPVC double glazed window.

En Suite off

Comprising of white three piece suite including shower enclosure with folding splash screen, shower control unit and hand held shower, pedestal wash hand basin and low flush WC. Part tiled walls, radiator, carpet ,extractor fan and white uPVC double glazed window

Bedroom 2 8'7 x 9'2 (2.62m x 2.79m)

Radiator, carpet, power points and white uPVC double glazed window. Floor to ceiling sliding mirror doored wardrobes to one wall.

Bathroom 9'2 x 6'4 (2.79m x 1.93m)

Comprising of a three piece white suite including panelled bath, shell shaped pedestal wash hand basin and low flush WC. Part tiled walls, radiator, shaver point and uPVC double glazed window.

Bedroom 3 / Home Office 7'10 x 9'3 (2.39m x 2.82m)

Radiator, power points and laminate flooring. White uPVC double glazed doors giving access to the Conservatory.

Rear Conservatory 10'7 x 8'7 (3.23m x 2.62m)

With radiator, carpet and power points. Central light, white uPVC double glazed windows and white uPVC double glazed French door giving access to the rear garden.

Exterior

Front garden being ornamentally laid out with block pavior pathways and double driveway giving access to the Garage. Enclosed rear garden being ornamentally laid out with artificial grass, borders, flagged pathways and gate access to the front. Two outside cold water taps, security lighting and external power for Motor home hook up.

The Bungalow also benefits from white soffits and barge boards.

Garage 15'8 x 7'7(internal measurements) (4.78m x 2.31m(internal measurements))

Metal up and over door, power points, strip lighting and housing the gas and electric meters.

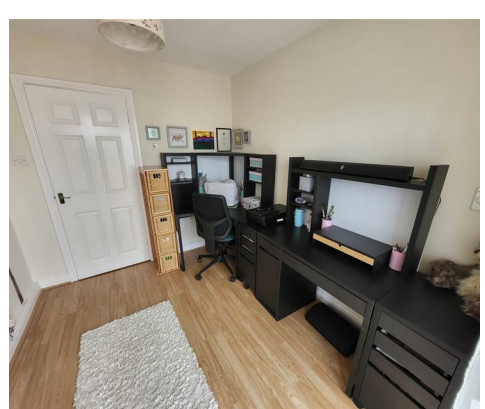
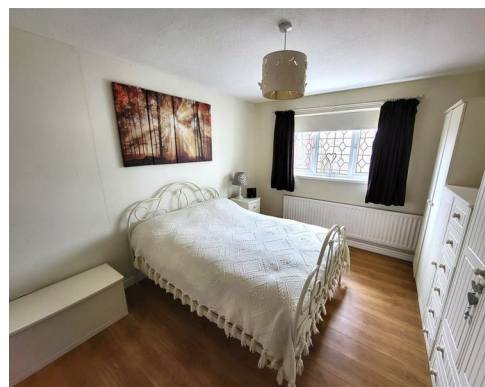
Directions

From Rhyl proceed via Wellington Road(A548) over the blue bridge and into Kinmel Bay. Turn left at the traffic lights onto St Asaph Avenue, proceed over the railway bridge and take the 3rd turning left into Clwyd Park. Take the first left into Oaklea, bear right and Number 17 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 9th April 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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
	62		83



Nicholas Redfearn
Non Practising Consultant - David K. Jones BSc(Hons) FRICS Registered Valuer
Practice Manager- Louise Bullock

