

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



95 St. Asaph Avenue, Kinmel Bay, Conwy LL18 5EY

**** NO ONWARD CHAIN **** An opportunity to acquire a spacious and well presented Detached Family Home in a sought after area.

The property is set back from the road with double driveway providing ample off road parking and briefly affording the following accommodation: Porch, Entrance Hall with Cloakroom Off, Lounge, Rear Conservatory, Dining Room, Fitted Kitchen and Utility Room. To the First Floor: Four Bedrooms with the Master benefitting from an En Suite Shower Room and Family Bathroom.

Good sized garden to the front with double driveway leading to the Double Garage and fully enclosed rear garden with outside security lighting.



£350,000

95 St. Asaph Avenue, Kinmel Bay, Conwy, LL18 5EY

uPVC double glazed front door and windows giving access to

Integral Porch

Ceramic tiled flooring, power points and uPVC double glazed inner door giving access to

Entrance Hall

Power point, radiator and storage cupboard under stairs.

Cloakroom Off

With push button low flush WC, wash hand basin, double glazed window and radiator. Carpet.

Lounge

11'8 x 21'6 (3.56m x 6.55m)

Two radiators, carpet, power points and uPVC double glazed window giving aspect over the front garden. Ornamental fire surround with log effect electric heater fitted. Double glazed sliding patio doors giving access to Conservatory.

Rear Conservatory

10'8 x 11'4 (3.25m x 3.45m)

Carpet tiles, white uPVC double glazed windows and white uPVC double glazed sliding patio doors giving aspect and access over the rear garden. Power points and central lighting. Air conditioning unit fitted.

Dining Room

9'6 x 9'4 (2.90m x 2.84m)

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

Kitchen

10'8 x 9'4 (3.25m x 2.84m)

Having 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 taps. Belling electric induction hob with extractor hood over and eye level fan assisted electric double oven. Enclosed in a wall cupboard is the Ideal gas fired central heating boiler. Breakfast bar, radiator, laminate flooring, power points and uPVC double glazed window giving aspect over the garden.

Utility Room

With wall mounted units, large rounded edge work surface with plumbing for automatic washing machine and tumble dryer. Carpet tiles, power point and built in storage cupboard off. uPVC double glazed window and composite rear door.

FIRST FLOOR LANDING

Carpet, uPVC double glazed window with views over the front garden and distant hills. Airing cupboard.

Bedroom 1

9'4 x 10'6(to front of wardrobes) (2.84m x 3.20m(to front of wardrobes))

Carpet, power points, radiator and uPVC double glazed window. Range of floor to ceiling built in sliding mirror doored wardrobes to one wall.

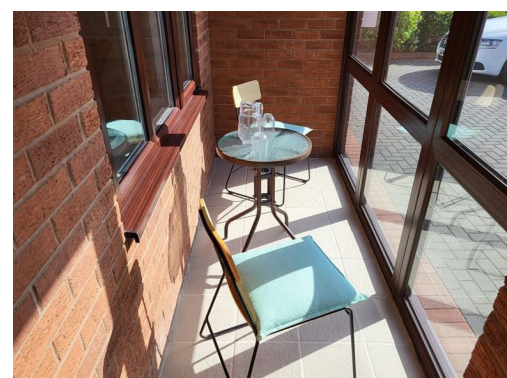
En Suite Shower Room off.

Comprising of push button low flush WC, pedestal wash hand basin and shower enclosure with glass folding doors, shower control unit and hand held shower. Fully tiled walls, towel rail, carpet and uPVC double glazed window.

Bedroom 2

11'3 x 10'(to front of wardrobes) (3.43m x 3.05m(to front of wardrobes))

Radiator, power points, carpet and uPVC double glazed window. Range of floor to ceiling sliding mirror doored wardrobes to one wall.



Bedroom 3

8'3 x 9'5(to front of wardrobe) (2.51m x 2.87m(to front of wardrobe))

Carpet, power point and uPVC double glazed window with views over front garden and distant hills.

Bedroom 4

8'4 x 9'4 (2.54m x 2.84m)

Radiator, power points, carpet and uPVC double glazed window with views over distant hills and front garden.

Family Bathroom

Comprising of a three piece white suite including panelled bath having Mira electric shower fitted with curtain and rail, pedestal wash hand basin and push button low flush WC. Radiator, carpet, fully tiled walls, shaver point and uPVC double glazed window.

Exterior

There are good sized garden areas to the front and rear. Front garden having shaped lawn and stocked borders and double block pavior driveway leading to the Double Garage.

Good sized and enclosed rear garden comprising of lawn, stocked borders, flagged patio areas and ornamental pond with raised rockery. Outside security lighting.

Double Garage

16'8 x 17'8 (5.08m x 5.38m)

Electrically operated roller door, strip lighting, power points and housing the gas and electric meters. To the rear of the Garage is a WORKSHOP AREA having a measurement of 4'6 x 14'8" with uPVC double glazed window, power points and strip lighting.

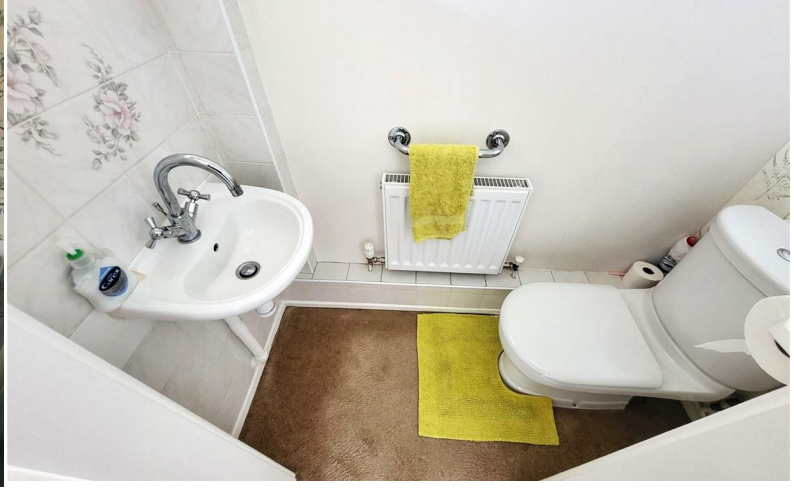
Directions

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 10th 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





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac C0221



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	82

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	



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

