

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

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

NEW



22 Trem Yr Afon, Kinmel Bay, Conwy LL18 5JB Offers Around £218,000

An opportunity to acquire an extended Detached Family Home located on a popular residential estate of similar properties in Kinmel Bay, with easy access to the Promenade, Beach and local amenities.

The property briefly affords: Entrance Hall with Cloakroom Off, Lounge, Dining Room, Kitchen and Utility Room.

To the First Floor: Four Bedrooms, Bedroom 1 benefitting from a Shower En Suite and a Family Bathroom with a three piece white suite. The property benefits from white uPVC Double Glazing and Gas Central Heating.

Number 22 is sited on a corner plot having garden areas to the front, side and rear. Front and side gardens being mainly lawned. Tarmacadamed driveway providing off road parking and leading to the Garage. Enclosed south facing rear garden.



White uPVC double glazed front door giving access to

Entrance Hall

With white uPVC double glazed window, power point, carpet and radiator.

Cloakroom Off

Having push button low flush WC, wash hand basin in vanity unit and laminate flooring. Radiator and double glazed window.

Lounge 15'7 x 11'2 (4.75m x 3.40m)

Two double glazed windows, two radiators, power points and carpet.

Dining Room 11'8 x 9'6 (3.56m x 2.90m)

Radiator, power points, carpet and double glazed French door giving aspect and access to the rear garden.

Kitchen 8'5 x 15'5 (2.57m x 4.70m)

Range of base units and matching wall cupboards complimented by rounded edge work surfaces and tiled splash backs. Inset stainless steel sink unit with mixer taps and rinsing sink. Gas cooker point with extractor hood over, space for fridge freezer, power points and laminate tiling to floor. Two double glazed windows, inset spotlights and radiator. Housed in a cupboard is the Baxi combination central heating boiler. Useful cupboard under stairs.

Utility Room 11' x 5'8 (3.35m x 1.73m)

With matching base units, rounded edge work surfaces and tiled splash backs. Plumbing for automatic washing machine, space for fridge freezer and space for tumble dryer. Double glazed window, power points and matching laminate flooring. Radiator and white uPVC double glazed exterior door.

FIRST FLOOR LANDING

Carpet and power point.

Bedroom 1 11'8 x 10'6 (3.56m x 3.20m)

Power points, carpet, radiator and double glazed window. Walk in storage cupboard.

Shower En Suite

Low flush WC, pedestal wash hand basin and corner shower cubicle having electric shower fitted. Part tiled walls, radiator, vinyl floor covering and double glazed window with frosted glass.

Bedroom 2 10'4 x 11'2 (3.15m x 3.40m)

Radiator, power point, carpet and double glazed window. Built in storage cupboard.

Bedroom 3 7'8 x 6'6 (2.34m x 1.98m)

Power point, carpet, radiator and double glazed window.

Bedroom 4 10'8 x 8'8 (3.25m x 2.64m)

Carpet, radiator, power points and double glazed window. Floor to ceiling sliding mirror doored wardrobe down one wall.

Family Bathroom

Comprising of a three piece white suite including panelled bath having a Creda electric shower fitted with curtain and rail. Shell shaped pedestal wash hand basin and low flush WC. Built in airing cupboard with central heating radiator. Double glazed window, vinyl floor covering and radiator.

Exterior

Number 22 is sited on a corner plot having garden areas to the front, side and rear. Front and side gardens being mainly lawned. Tarmacadamed driveway providing off road parking and leading to the Garage.

Enclosed south facing rear garden.

Attached Garage 17'4 x 8'10(internal measurements) (5.28m x 2.69m(internal measurements))

With pitched roof, metal up and over door. Power and light laid on. Personnel door giving access to the rear garden.

Directions

From Rhyl proceed via the A548 Coast Road over the blue bridge and into Kinmel Bay. Take the second left in to Bodelwyddan Avenue, proceed down and take the fourth turning on your left in to Trem yr Afon and Number 22 will be found on the left hand side

Agents Notes

Please Read Carefully

- All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
- These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
- Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
- All viewings and negotiations are to be carried out through The Agents.
- This sales detail is protected by the Laws of Copyright.
- Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
- Details prepared 28th May 2024
- We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
- ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
- 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	
	71		84



Nicholas Redfearn
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