

# 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](mailto:info@jonesandredfearn.com) Website: [www.jonesandredfearn.com](http://www.jonesandredfearn.com)  
The Property Ombudsman Registration Number - N00766-0

**NEW**



## 14 Parc Tudur, Kinmel Bay, LL18 5JW

**\*\* NO ONWARD CHAIN \*\***

An opportunity to acquire a beautifully presented executive style detached family home sited in a favourable area of Kinmel Bay and enjoying countryside views to the rear. The property is located conveniently for easy access to the A55 Expressway and a short drive from the resort town of Rhyl and Abergele.

The accommodation briefly affords: Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Study, WC and Utility Room. To the First Floor are Four Bedrooms with the Master benefitting from an En Suite and a Family Bathroom with a three piece suite. To the exterior there is a lawned front garden and double width driveway providing off road parking and access to the Detached Garage. Good sized enclosed garden which is mainly laid to lawn.



**Offers Over £325,000**

**Entrance Hall**

**Lounge**

15 x 13 (4.57m x 3.96m)

**Kitchen**

11'9 x 11 (3.58m x 3.35m)

**Dining Room**

10'11 x 9'9 (3.33m x 2.97m)

**Utility Room**

7'4 x 4'11 (2.24m x 1.50m)

**Study**

6'6 x 11 (1.98m x 3.35m)

**W C**

**Landing**

**Bedroom 1**

13'3 x 12'5 (4.04m x 3.78m)

**Ensuite**

**Bedroom 2**

11'10 x 11'5 (3.61m x 3.48m)

**Bedroom 3**

11'3 x 9'11 (3.43m x 3.02m)

**Bedroom 4**

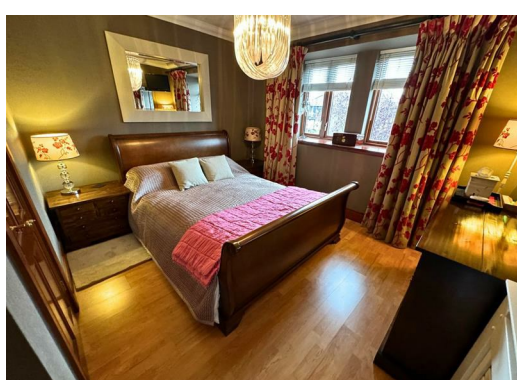
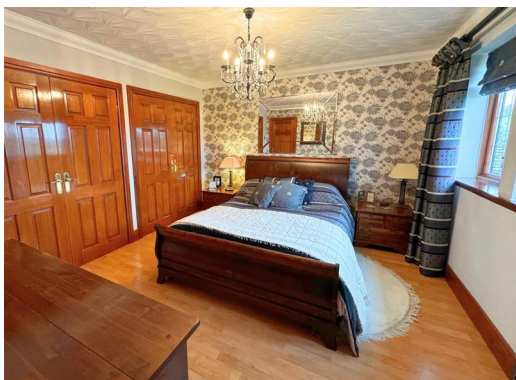
11'8 x 11'5 (3.56m x 3.48m)

**Bathroom**

7'9 x 5'10 (2.36m x 1.78m)

**Detached Garage**

17'4 x 17'4 (5.28m x 5.28m)



## Exterior

There are garden areas to the front and rear. The front garden has a small lawn, enclosed rear garden having golden gravel borders and shaped lawn. The property benefits from a double width brick driveway which provides ample off street parking leading to timber gates which provide access to the Detached Garage.

## Directions

From Rhyl proceed along Wellington Road(A548) over the blue harbour bridge and onto Kinmel Bay. Continue along, at the traffic lights turn left onto St Asaph Avenue. Proceed along over the bridge and take the 5th turning on the left hand side into Denbigh Circle, continue down and take the first right into Holywell Crescent and take the second left onto Parc Tudur and Number 14 will be found on the right hand side of the street.

## Agents Notes

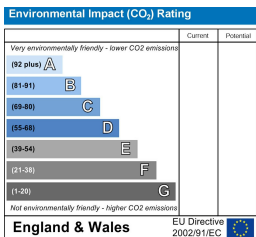
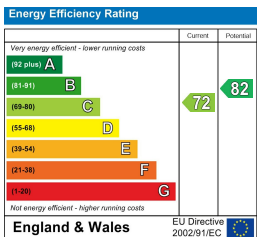
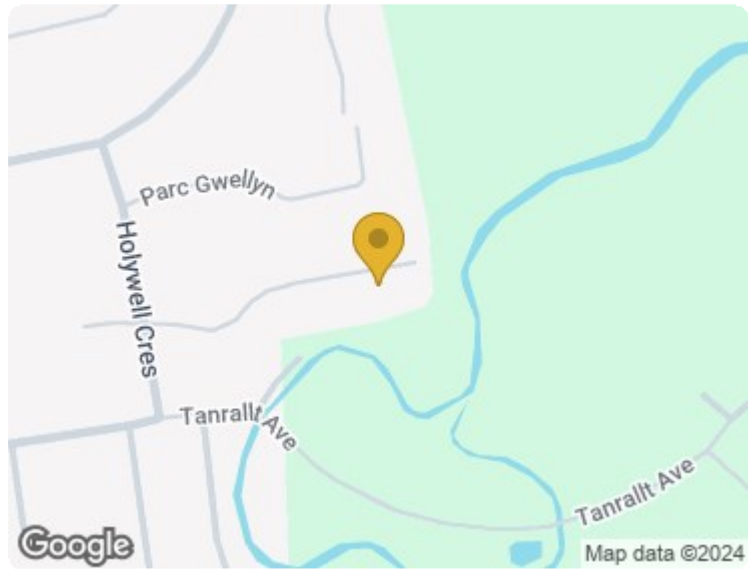
Please Read Carefully

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 26th September 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 F - FREEHOLD





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any error or omission of the information. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C024



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

