



14 Parc Tudur, Kinnel Bay, LL18 5JW

**** NO ONWARD CHAIN ****

An opportunity to acquire a beautifully presented executive style detached family home sited in a favourable area of Kinnel 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 market town of 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. The property also benefits from double glazing and central heating.



Offers Over £325,000

14 Parc Tudur, Kimmell Bay, LL18 5JW

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)

WC

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





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	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
72	82		

England & Wales EU Directive 2002/91/EC



3/5 RUSSELL ROAD, RHYL, LL18 3BS
CLWYD ESTATES LTD T/A JONES AND REDFEARN

