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27 DENBIGH CIRCLE, KINMEL BAY, CONWY LL18 5HW
£250,000

NO ONWARD CHAIN

An opportunity to acquire a spacious Detached Bungalow sited on an on an extensive corner plot within a popular residential area on the outskirts of Kimmel Bay.

The accommodation briefly affords: L Shaped Entrance Hall with Cloakroom Off, Lounge/Diner, Fitted Kitchen with appliances, 3 Bedrooms and Modern Bathroom with a white 4 piece suite. Gas Central Heating and uPVC Double Glazing. Number 27 is sited on a good sized corner plot provide ample off road parking for a number of vehicles including Caravan/Motorhome/Boat etc.



L Shaped Entrance Hall

Radiator, power points and carpet

Cloakroom Off

Having a low flush WC and wash hand basin. Carpet and extractor fan.

Lounge/Dining Room 12'4 x 23'8 (3.76m x 7.21m)

Ornamental fire surround having marble style hearth and back with a pebble effect electric fire fitted. Radiator, triple aspect white uPVC double glazed windows. Wall lights, carpet and power points.

Kitchen 10'9 x 11'8 (3.28m x 3.56m)

With a range of base units and matching wall cupboards complimented by rounded edge work surfaces with tiled splash backs. Inset stainless steel sink unit with mixer taps and rinsing sink. Also included is a Hotpoint washing machine, Stoves freestanding gas cooker with extractor hood over and integral fridge freezer. Ceramic tiling to floor, power points and double glazed window with matching exterior door.

Bedroom 1 8'8 x 14'4(to front of wardrobes) (2.64m x 4.37m(to front of wardrobes))

Radiator, power points, carpet and uPVC double glazed window. Range of built in wardrobes with part mirror fronts.

Bedroom 2 9'8 x 12'6 (2.95m x 3.81m)

Carpet, power points, radiator and uPVC double glazed window. Range of built in bedroom furniture.

Bedroom 3 9'2 x 13'7(to front of wardrobes) (2.79m x 4.14m(to front of wardrobes))

Power points, radiator, carpet and uPVC double glazed window. Range of built in fitted bedroom furniture.

Bathroom 10'6 x 7'6 (3.20m x 2.29m)

Comprising of a four piece white suite including push button low flush WC, pedestal wash hand basin, panelled bath and shower enclosure with Mira electric shower fitted. Part tiled walls, ceramic tiling to floor, radiator, extractor fan and built in airing cupboard which houses the Ideal Logic gas fired combination central heating boiler

Exterior

Number 27 is sited on an extensive corner plot and is ornamentally laid out with a wide gravelled driveway provide ample off road parking for a number of vehicles/motorhome/Caravan and leading to the Car Port. Raised stocked borders to the front and side.

Detached Garage 10'2 x 16'4 (3.10m x 4.98m)

Having a pitched interlocking roof, metal up and over door and having power and light laid on. Ornamentally laid out rear garden having stocked borders, gravel pathways and flagged areas. The Bungalow also benefits from white uPVC soffits and barge boards.

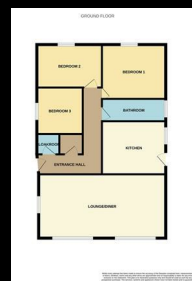
Directions

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 Number 27 will be found on the right hand side at the junction with Parc Hyde.

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 July 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 E - FREEHOLD



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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		
		81			
	66				



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