

**22 Bronwen Avenue, Kinmel Bay,
Denbighshire, LL18 5DW**

£320,000



EPC - null Council Tax Band - E Tenure - Freehold

Bronwen Avenue, Kinmel Bay

4 Bedrooms - Bungalow - Detached

This impressive 3/4 bed detached bungalow is located close to all local amenities. The accommodation affords the entrance porch, hallway, dining room, lounge, fitted kitchen, utility, shower room, three double bedrooms, master en-suite, rear bedroom four which is currently being used as an additional lounge with French doors leading out to the rear patio. Having double glazing, gas central heating, driveway, double garage, rear lawned garden. The epc rating is C70. Freehold. Council tax E.



Accommodation

Double glazed front door giving access into the porch

Porch

With glazed door and fixed side panel opening into the spacious hallway

Hallway

With laminate flooring, radiator, feature archway to main hall, inset spotlighting and built in storage cupboard.

Lounge

16'2" x 14'11" (4.93 x 4.55)

Having shallow bay window to the front, T.V connection, feature fire surround with living flame effect gas fire, radiator and open decorative archway giving open plan access to the dining room.



Dining Room

12'11" x 11'3" (3.94 x 3.43)

With radiator, wall lights and double glazed window looking over the front garden. Access to the kitchen.

Modern Kitchen

13'0" x 10'0" (3.96 x 3.05 (3.95 x 3.04))

Fitted with white high gloss wall, drawer and base units, wine rack, worktop surfaces with matching splash backs, central island with electric hob and extractor fan over, built in oven, integral fridge freezer, double glazed window, single drainer sink & inset spotlighting.

Utility Room

9'0" x 6'5" (2.74 x 1.96)

With plumbing for a washing machine & dishwasher, worktop surface, single drainer sink, wall units, built in storage cupboard, double glazed window and door to the side.

Modern Shower Room

8'11" x 8'4" (2.72 x 2.54)

Comprising of a vanity wash hand basin, toilet, corner shower enclosure, wall tiles, heated towel rail, floor tiles, inset spotlights and double glazed side window.



Bedroom 1

13'0" x 11'0" (3.96 x 3.35)

Having built in mirrored wardrobes, over bed lockers and additional wardrobes, radiator, laminate flooring, sliding patio doors that allow access to the private patio area and door giving access into the en-suite.

En-Suite

8'8" x 6'9" (2.64 x 2.06 (2.63 x 2.07))

Comprising of a vanity wash hand basin, toilet, shower enclosure and panelled bath with mixer shower attachment, wall tiling, laminate flooring, heated towel rail, extractor fan and double glazed side window.



Bedroom 2

10'0" x 11'6" (3.05 x 3.51)

Having built in mirrored wardrobes, radiator and double glazed side window.

Bedroom 3

11'8" x 10'0" (3.56 x 3.05 (3.55 x 3.06))

Having wood effect flooring, radiator and double glazed side window.

Bedroom 4 or Additional Lounge

16'7" x 15'11" (5.05 x 4.85)

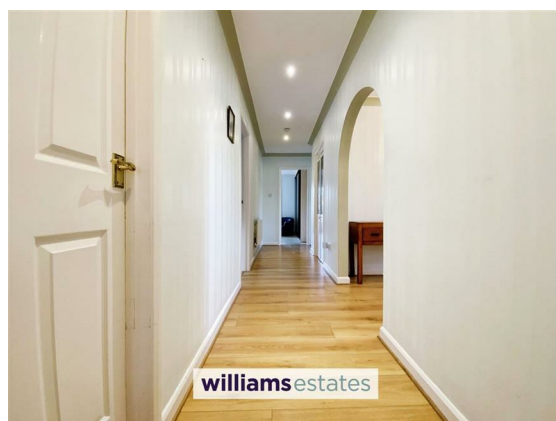
Having laminate flooring, radiator, T.V connection, log burner effect gas fire, feature double glazed side window with stained glass and double glazed French doors that lead out onto the rear patio and private lawned garden.



Outside

Ornamental double gates give access on to the long driveway, which leads to the double detached garage. The front is gravelled for ease of maintenance with trees and plants, side gate leads to the rear.

The large & private garden offers a sunny aspect with large paved patio area with corner decking, concrete balustrades and step down to the lawn. Side gravelled sweeping path with timber walk through pergola, mature conifer trees, variety of plants, timber store plus a secret garden behind the trees. This area offers a modern shed.



Garage

19'10" x 15'11" (6.05 x 4.85)

Electric roller door, mains power & lighting plus side door.

Directions

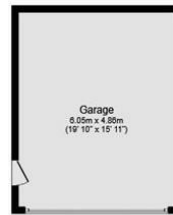
Proceed onto Wellington Road and head over the Foyd Bridge. Follow the Road to the crossroads and turn left onto St. Asaph Avenue then first left onto Bronwen Avenue.





Floor Plan

Floor area 149.7 sq.m. (1,611 sq.ft.) approx



Garage

Floor area 29.4 sq.m. (316 sq.ft.) approx

Total floor area 179.1 sq.m. (1,927 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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