

**5 Betws Avenue, Kinmel Bay, Conwy,
LL18 5BN**

£295,000

 4  2  2  C

EPC - C75

Council Tax Band - E

Tenure - Freehold

Betws Avenue, Kinmel Bay

4 Bedrooms - House - Detached

A detached family home situated in the sought after location of Kinmel Bay, close to all local amenities, bus routes and the Promenade. The property briefly affords the spacious reception hall, lounge, dining room, WC, kitchen diner and utility. Upstairs offers four bedrooms, master with en-suite and separate family bathroom. Outside benefits driveway parking, garage and gardens to the front and rear. Gas central heating and double glazing. EPC rating C 75. Freehold. Council Tax Band E.



Accommodation

Via a double glazed front door into the reception hall.

Spacious Entrance Hallway

With feature turned staircase to the first floor accommodation, radiator and wall lights.

Lounge

21'5" x 13'10" (6.53 x 4.22)

Having feature fire place with gas fire, tv connection, radiator, double glazed windows to the rear and side and patio doors opening onto the rear garden.

Ground Floor Toilet

Comprising of a vanity wash hand basin, push button toilet, wall and floor tiling, heated towel rail and double glazed window to the side.

Dining Room

10'10" x 12'0" (3.30 x 3.66)

Having radiator and double glazed windows to the front and side

Kitchen/Diner

9'0" x 15'2" (2.74 x 4.62)

Fitted with a range of wall, drawer and base units, complementary worktop surfaces, built in oven and gas hob with extractor hood over, integrated dishwasher and fridge, bowl and a half single drainer sink with mixer tap, tiled flooring, radiator and double glazed windows to the front and side. Glazed door to the utility room

Utility room

4'6" x 8'7" (1.37 x 2.62)

With worktop surfaces, tiled flooring, plumbing for washing machine, space for a tumble dryer and double glazed window to the rear and double glazed door to the side.

Landing

With loft access hatch and double glazed window to the side.



Bedroom 1

13'11" x 10'5" (4.24 x 3.18)

With fitted wardrobes, radiator, double glazed window to the rear and door into the en-suite.

En-suite

0'0" x 0'0" (0.00 x 0.00)

Comprising of a vanity wash hand basin, shower enclosure, wall tiling, radiator and double glazed window to the side.

Bedroom 2

13'9" x 6'9" (4.19 x 2.06)

With built in wardrobes, radiator and double glazed windows to the front and side.

Bedroom 3

10'7" x 10'8" (3.23 x 3.25 (3.22 x 3.26))

With radiator and double glazed windows to the front and side.

Bedroom 4

10'10" x 10'6" (3.30 x 3.20)

With radiator and double glazed window to the front.

Family Bathroom

7'7" x 5'10" (2.31 x 1.78 (2.30 x 1.79))

Comprising of a pedestal wash hand basin, push button toilet, panelled bath with mixer tap and shower over, wall and floor tiling, heated towel rail and double glazed window to the side.

Outside

The front offers ample off road parking, while the main garden is laid to lawn with flower beds. Side access gate to the rear.

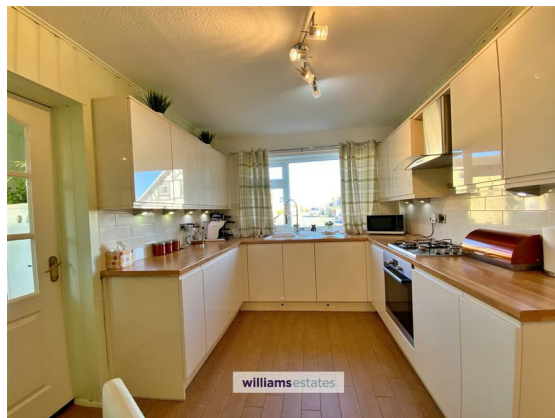
The rear garden is laid to lawn with paved patio area and well established flower beds.

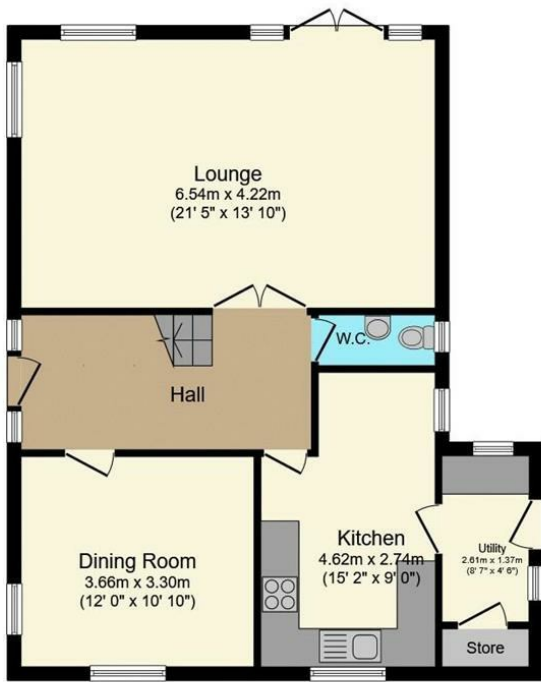
Garage

With up and over door and side window.

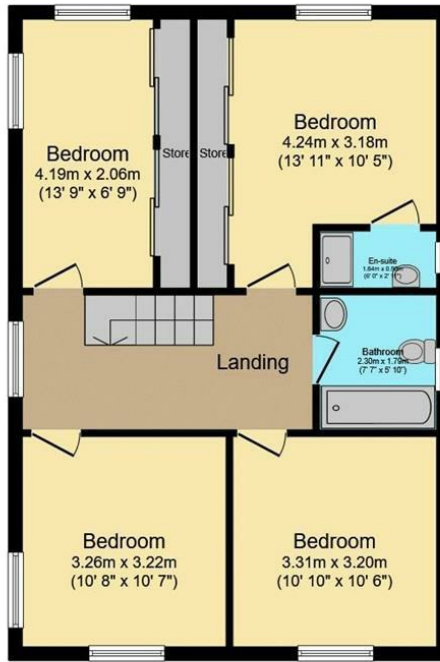
Directions

Head towards Kinmel Bay over the blue bridge, follow the road along and Betws Avenue is on the right hand side.

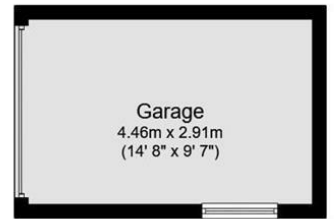




Ground Floor



First Floor



Garage

Total floor area 145.8 m² (1,569 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.