



**34 Trem Y Bont, Kinmel Bay, Rhyl, LL18 5BZ**

**£155,000**

 2  1  nu  D

**EPC - D65 Council Tax Band - C Tenure - Freehold**

# Trem Y Bont, Rhyl

## 2 Bedrooms - House - Terraced

This end of terraced house briefly affords the entrance porch, hallway, lounge, kitchen diner and on the upper floor there is the landing, bathroom plus two double bedrooms. Having double glazing, gas central heating, driveway, timber built side store and enclosed rear garden. The property will require updating and some of the sealed unit windows have blown, this could be ideal for a first time buyer or investment opportunity. EPC is D 65. Freehold. Council tax band is C.



### Accommodation

Double glazed front door leads into the porch.

### Porch

5'6" x 4'7" (1.70 x 1.42)

Brick walls with timber frame windows to the front & side, timber door giving access into the hallway.

### Hallway

With radiator, stairs to the lounge and door providing access into the lounge.

### Lounge

13'4" x 11'3" (4.07 x 3.45 )

Having a radiators, T.v connection, double glazed front window, under stairs storage cupboard and door the leads to the kitchen diner.



### Kitchen Diner

14'6" x 7'7" (4.43 x 2.33 )

Fitted with wall, base and drawer units, worktop surfaces, wall tiles, built in oven gas hob with extractor fan over, single drainer sink with mixer hose tap, plumbing for a washing machine, space for a fridge freezer, wall mounted boiler, radiator, tiled effect laminate flooring, radiator, double glazed rear window and French doors give access to the rear garden.

### First Floor Landing

With built in storage cupboard, double glazed side window and doors off:

### Bathroom

Comprising of built in vanity wash hand basin & toilet, bath with electric shower, bi-folding glass shower screen, fully tiled walls, heated towel rail, vinyl flooring and double glazed rear window.

### Bedroom 1

11'1" x 8'10" (3.39 x 2.71)

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



## Bedroom 2

12'6" x 8'3" (3.82 x 2.54 )

Having a radiator, loft hatch and double glazed rear window.

## Outside

Situated at the end of the Cul-de-sac, the open plan front garden is gravelled with driveway parking.

Side timber built storage with access via the front & rear. The rear garden is lawned with decked terrace.

## Side Storage

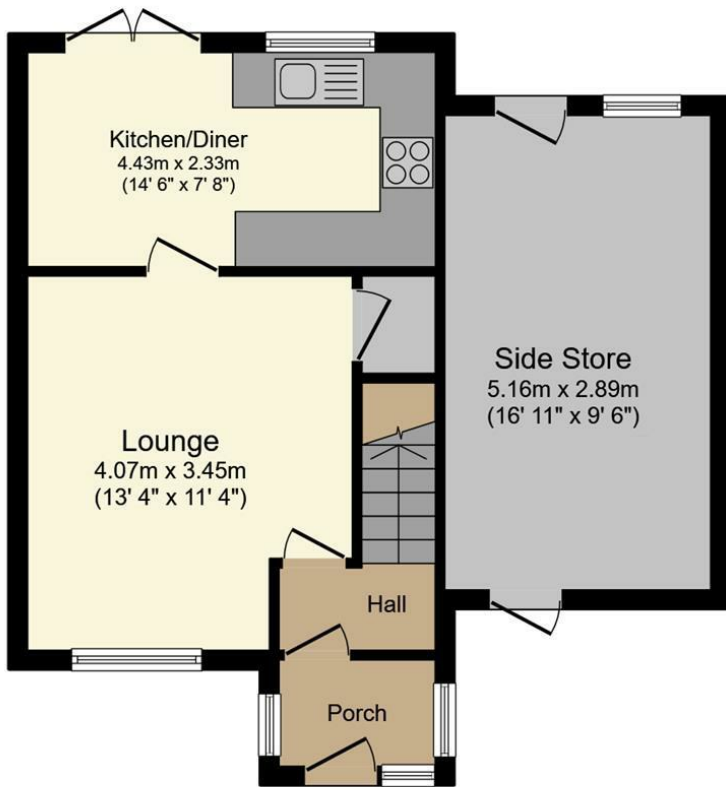
16'11" x 9'5" (5.16 x 2.89 )

Timber construction with front and rear access.

## Directions

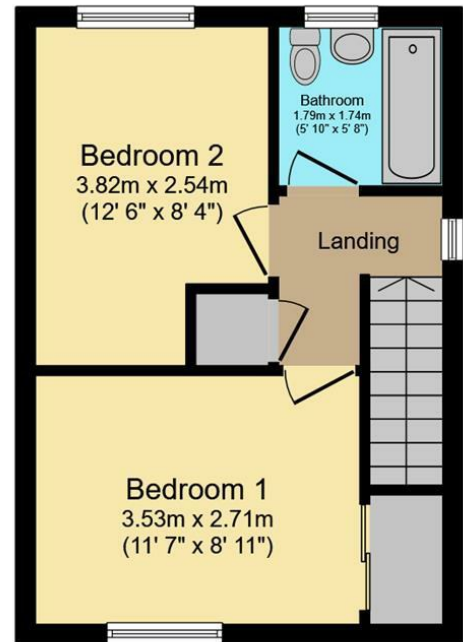
Proceed onto Wellington Road and head in the direction of Kinmel Bay. Go over the Foryd blue bridge, turning second left onto Bodelwyddan Avenue. Follow this road into the estate and turn left into Trem Y Bont. bear right into the ahead cul-de-sac and this property can be found in the left corner.





**Ground Floor**

Floor area 46.4 m<sup>2</sup> (499 sq.ft.)



**First Floor**

Floor area 28.8 m<sup>2</sup> (310 sq.ft.)

**TOTAL: 75.2 m<sup>2</sup> (809 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on  
01745 369444

[Rhyl@williamsestates.com](mailto:Rhyl@williamsestates.com)

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.