

## 3 Trefor Avenue, Kinmel Bay, Denbighshire, LL18 5NT

**£160,000**

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**EPC - D61    Council Tax Band - B    Tenure - Freehold**

# Trefor Avenue, Kinmel Bay

## 2 Bedrooms - Bungalow - Detached

This well presented detached bungalow is only a short walk away to the beach and all local amenities are near by. The accommodation affords the entrance hallway, lounge, inner hall, modern shower room, modern fitted kitchen with access to a side porch/utility room, two bedrooms plus additional room located off the master bedroom. Having double glazing, gas central heating, front driveway, rear garage and enclosed sunny aspect garden with timber summer house. EPC is D61. Freehold. Council tax band is B.



### Accommodation

Double glazed front door giving access into the entrance hallway

### Entrance Hallway

With door leading into the lounge

### Lounge

13'10" x 12'4" (4.24 x 3.76)

Having laminate flooring, radiator, fire surround with living flame effect gas fire, double glazed side window, T.v connection for a wall mounted television, double glazed front windows and door giving access to the inner hall.

### Inner Hallway

This has a loft hatch, doors off and access to the kitchen.

### Modern Kitchen

10'3" x 7'11" (3.14 x 2.42)

Fitted with wall, base and drawer units, gloss worktop surfaces with split tile splash-backs, void for a fridge freezer, plumbing for a dishwasher, single drainer sink with mixer tap, built in oven, gas hob with extractor fan over, double glazed front window, vinyl flooring, modern vertical radiator, glazed door allows access to the side porch/utility room.

### Side porch/Utility Room

10'11" x 3'4" (3.34 x 1.03 )

Having a double glazed front window, plumbing for a washing machine and worktop surface over and double glazed rear door.

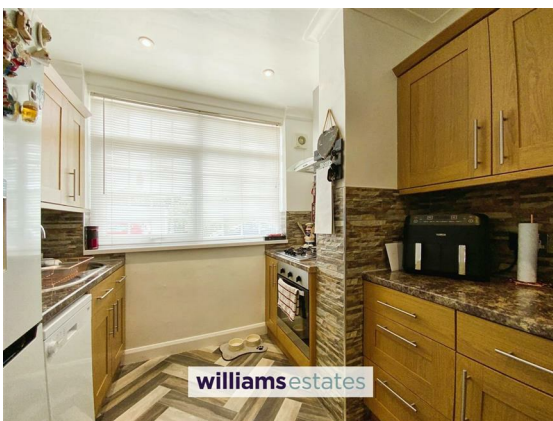
### Shower Room

Comprising of a vanity wash hand basin, lighted mirror over, push button toilet, corner fitted shower enclosure, fully tiled walls, inset spot lighting, extractor fan, grey vertical radiator, double glazed side window and tiled flooring.

### Bedroom 1

11'9" x 8'7" (3.59 x 2.64)

Having a radiator, double glazed rear window and bi-folding door gives access to the extension room:



### Additional Room

6'9" x 6'5" (2.07 x 1.98 )

Currently used as a walk in dressing room, this has a wall mounted boiler, laminate flooring, radiator, and double glazed rear window,

### Bedroom 2

9'1" x 5'11" (2.78 x 1.81 )

This room has a dado rail, double glazed door with fixed side window to the rear garden and radiator.

### Outside

Enclosed front garden with golden gravel, timber bin store and side driveway that leads to a detached garage.

The sunny aspect rear enclosed garden offers a timber summer house, paved patio, artificial grass and flower beds. Access to the garage.

### Garage

15'8" x 8'0" (4.78 x 2.46)

Up & over door, mains power and UPVC double glazed side door.

Behind the garage is a lean to storage shed.

### Directions

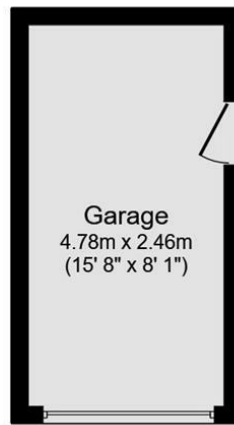
Proceed onto Wellington Road and head in the direction of Kinmel Bay. Go over the Foryd blue bridge and continue through the crossroads turning right onto Woodside Avenue and right onto Trefor Avenue. This bungalow can be located on your left.





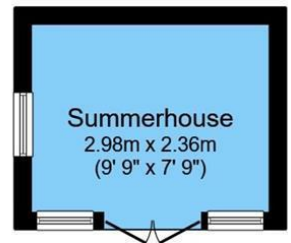
### Floor Plan

Floor area 53.2 sq.m. (573 sq.ft.)



### Outbuilding

Floor area 18.8 sq.m. (202 sq.ft.)



**TOTAL: 72.0 sq.m. (775 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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