

**125 Foryd Road, Kinmel Bay, Conwy,
LL18 5LU**

£175,000

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EPC - C73 Council Tax Band - C Tenure - Freehold

Foryd Road, Kinmel Bay

4 Bedrooms - House - Semi-Detached

This four bed semi-detached house is close to all local amenities and is a short walk away to the beach. The accommodation affords the entrance porch, hallway, lounge, ground floor bedroom, ground floor bathroom, modern kitchen with French doors to the rear garden. On the upper floor there is the landing, modern toilet, plus three further double bedrooms. Having double glazing, gas central heating, off road parking and enclosed lawned garden to the rear. EPC is TBC. Freehold. Council tax band C.



Accommodation

Via a double glazed door into the porch.

Porch

With door into the hall.

Hallway

With laminate flooring, radiator and staircase off.

Lounge

10'9" x 14'7" (3.28 x 4.46)

With laminate flooring, TV connection, radiator and double glazed window to the front.

Bedroom 4

13'11" x 8'0" (4.26 x 2.46)

With laminate flooring, radiator and double glazed window to the front.



Ground Floor Bathroom

8'7" x 5'10" (2.64 x 1.78)

Comprising of a spa bath with shower over and glass shower screen, pedestal wash hand basin, push button toilet, inset spotlights, extractor fan, wall panelling, vinyl flooring, heated towel rail and double glazed window to the rear.

Kitchen

12'10" x 14'9" (3.93 x 4.51)

Fitted with a range of wall, drawer and base units, complementary worktop surfaces, built in oven and electric hob, single drainer sink with mixer tap, plumbing for dishwasher and washing machine, tiled splash backs, TV point, space for American style fridge freezer and double glazed window and french doors to the rear.

Stairs To First Floor Landing

Landing

With loft access hatch, radiator, eaves storage and double glazed window to the side.

Toilet

Comprising of a vanity wash hand basin and toilet, wall panelling, extractor fan and vinyl flooring.



Bedroom 1

9'11" x 10'7" (3.03 x 3.23)

With radiator and double glazed window to the front.

Bedroom 2

10'10" x 10'2" (3.32 x 3.10)

With radiator and double glazed window to the rear.

Bedroom 3

11'7" x 10'5" (3.55 x 3.18)

With radiator and double glazed window to the side.

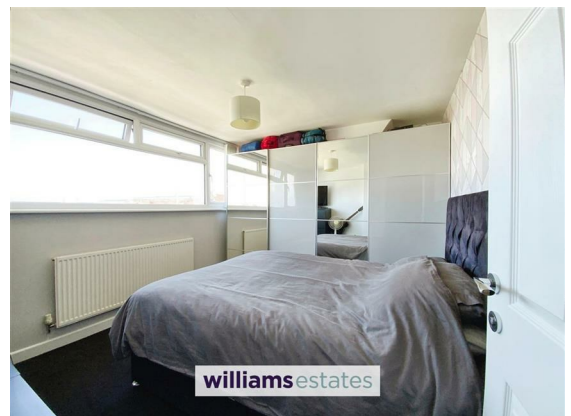
Outside

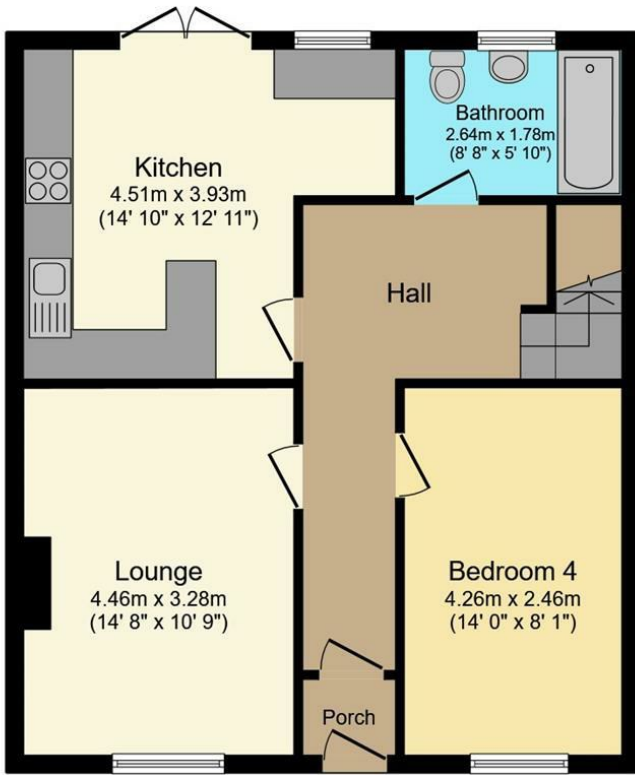
The front offers low maintenance garden and side access to the rear.

The rear garden is mainly laid to lawn with paved patio area.

Directions

From our Rhyl Office proceed up Kinmel Street bearing right onto Elwy Street, go left onto Wellington Road and continue out of Rhyl over the Blue Bridge and through the lights at Asda, take the second left onto Moelwyn Avenue West and then immediately left again.





Ground Floor
 Floor area 62.1 m² (668 sq.ft.)



First Floor
 Floor area 52.4 m² (564 sq.ft.)

TOTAL: 114.5 m² (1,232 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) A | | |
| (81-91) B | | 85 |
| (69-80) C | 73 | |
| (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.