



**5 Llys Branwen, Kinmel Bay, Rhyl, LL18  
5LY**

**£145,000**



**EPC - null**

**Council Tax Band - C**

**Tenure - Freehold**

# Llys Branwen, Rhyl

## 3 Bedrooms - House - Terraced

A three bedroom mid terrace house situated in a convenient location within the popular town of Kinmel Bay. The property briefly comprises, hallway, kitchen, lounge, three bedrooms and family bathroom, while outside offers off road parking and enclosed rear garden. Council Tax Band C. Freehold. EPC rating TBC.



### Accommodation

Via a double glazed door into the hall.

### Hall

With laminate flooring, radiator, built in storage cupboard and stairs off to the first floor.

### Kitchen

7'2" x 13'1" (2.20 x 3.99)

Fitted with a range of wall, drawer and base units, worktop surfaces, stainless steel single drainer sink with mixer tap, built in oven with four ring gas hob and extractor fan over, tiled splash backs, plumbing for washing machine, space for fridge freezer, radiator, laminate flooring and double glazed window to the front.

### Lounge

13'9" x 14'8" (4.21 x 4.48)

With laminate flooring, radiator, wall lights and double glazed french doors opening onto the rear garden.

### Bedroom 1

With radiator and double glazed window to the front.

### Bedroom 2

6'11" x 10'7" (2.13 x 3.23)

With radiator and double glazed window to the rear.

### Bedroom 3

6'4" x 7'2" (1.95 x 2.20)

With radiator and double glazed window to the rear.

### Bathroom

7'4" x 6'2" (2.25 x 1.90)

Comprising of a panelled bath, pedestal wash hand basin, toilet, wall tiling, radiator and double glazed window to the side.

### Outside

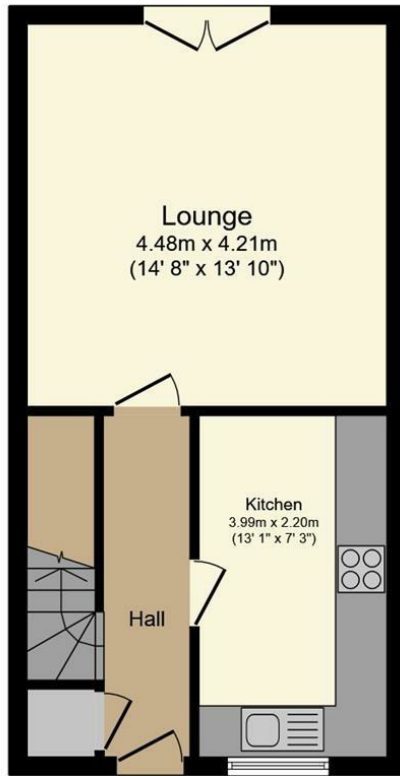
The front garden offers off road parking, while the rear garden is enclosed with paved patio and decked terrace.

### Directions

Proceed onto Wellington Road and continue towards Kinmel Bay. Over the Foryd Bridge and at the traffic

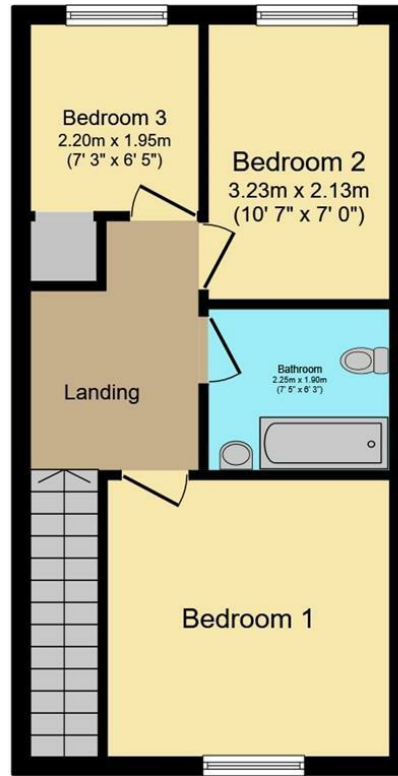


lights turn left onto St Asaph Avenue. Continue over the bridge and turn right onto Cader Avenue, the right again onto Llys Branwen then follow the road round to the left. The property can be seen on the right hand side.



### Ground Floor

Floor area 36.1 m<sup>2</sup> (389 sq.ft.)



### First Floor

Floor area 36.1 m<sup>2</sup> (389 sq.ft.)

TOTAL: 72.2 m<sup>2</sup> (778 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>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</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<br>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.