



**22 Llugwy Road, Kinmel Bay, LL18 5LD**

**£160,000**



**EPC - 0 Council Tax Band - Tenure - Freehold**



# Llugwy Road, Kinmel Bay

## 3 Bedrooms - Bungalow

This detached bungalow has a large rear lawned garden with front driveway and the accommodation affords the entrance porch, hallway, lounge, kitchen diner, shower room plus three bedrooms. Having double glazing, gas central heating and front garden. As the bungalow is dated, a full refurbishment programme would be beneficial and could offer so much potential to expand. Viewing is recommended to appreciate the plot this property has to offer. The epc is tbc. Freehold. Council tax band C.



### Accommodation

Glazed front door giving access to the entrance porch

### Entrance Porch

With double glazed door to the hallway

### Hallway

With radiator, laminate flooring, loft hatch and doors off:

### Lounge

12'3" x 10'9" (3.75 x 3.29)

Having laminate flooring, radiator, brick fire surround, double glazed front & side windows plus door leading into the kitchen diner.

### Kitchen Diner

18'0" x 9'6" (5.49 x 2.90)

Kitchen is fitted with pine fronted wall, base and drawer units, worktops, tiled splash-backs, single drainer sink with mixer tap, wall mounted boiler, void for a gas slot in cooker, tiled flooring, double glazed rear window, UPVC rear door and to the ding area there is laminate flooring, built in storage cupboards, radiator and double glazed side window.

### Bedroom 1

11'1" x 10'11" (3.38 x 3.33)

With radiator and double glazed front window.

### Bedroom 2

9'5" x 8'10" (2.88 x 2.71 )

Having a radiator and double glazed rear window.

### Bedroom 3

8'11" x 5'11" (2.73 x 1.81)

With radiator, vinyl flooring and double glazed window looking over the rear garden.

### Shower Room

5'10" x 5'7" (1.78 x 1.72 )

Comprising of a pedestal wash hand basin, toilet, shower enclosure, wall tiles, radiator, vinyl flooring and double glazed rear window.



## Outside

The front offers a driveway, gravelled front garden with surrounding shrubs. Timber side gate gives access to the rear garden

The extensive lawned garden needs to be seen to appreciate the size and offers so much potential should anyone need to extend (subject to planning)

## Directions

Proceed onto Wellington Road and head towards Kinmel Bay. Go over the Blue bridge and at the crossroads turn left onto St Asaph Avenue. Just after the small bridge turn right onto Cader Avenue then second right onto Llugwy Road. This bungalow can be located on your right.





### Floor Plan

Floor area 62.1 m<sup>2</sup> (669 sq.ft.)

TOTAL: 62.1 m<sup>2</sup> (669 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 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.