



111 Foryd Road, Kinmel Bay, LL18 5LU

Offers Over £174,950

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EPC - C72 Council Tax Band - C Tenure - Freehold

Foryd Road, Kinmel Bay

3 Bedrooms - House

A three bedroom, semi detached, dormer bungalow situated in the popular seaside location of Kinmel Bay. Briefly comprising of a lounge, dining room, kitchen, ground floor bathroom. Upstairs offers three double bedrooms and separate WC. Outside benefits gardens to the front and rear and garage facility. Council Tax Band C. Freehold. EPC rating 72C



Accommodation

Enter via a double glazed front door into the entrance vestibule.

Entrance vestibule

Into the reception hall.

Reception hall

With radiator, under stairs storage cupboard and staircase off.

Lounge

13'9" x 10'5" (4.2 x 3.2)

With radiator and double glazed window to the front. Bi-fold doors opening into the dining room.

Dining Room

13'10" x 10'5" (4.22 x 3.2)

With radiator and double doors into the kitchen.

Kitchen

14'1" x 7'8" (4.3 x 2.36)

Comprising of wall, drawer and base units, worktop surfaces, one and a half bowl single drainer sink with mixer tap, tiled splash backs, cooker point, plumbing for washing machine, double radiator, quarry tiled floor and double glazed windows to the side and rear and double glazed door to the rear.

Bathroom

13'1" x 5'10" (4.0 x 1.8)

Comprising of a panelled bath, pedestal wash hand basin, corner shower enclosure, WC, radiator and double glazed window to the rear.

Stairs to Landing

Landing

With double glazed window to the side.

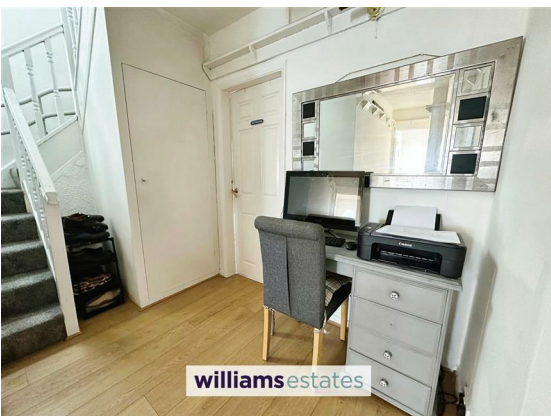
WC

With low flush WC.

Bedroom 1

10'5" x 10'5" (3.20 x 3.19)

With radiator and double glazed window to the rear.



Bedroom 2

12'2" x 10'7" (3.71 x 3.24)

With radiator and double glazed window to the front.

Bedroom 3

11'5" x 11'0" (3.5 x 3.36)

With radiator and double glazed window to the side.

Outside

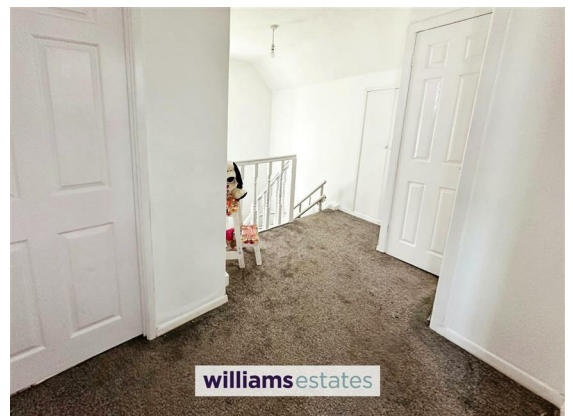
The front offers low maintenance garden and side access path to the rear garden .

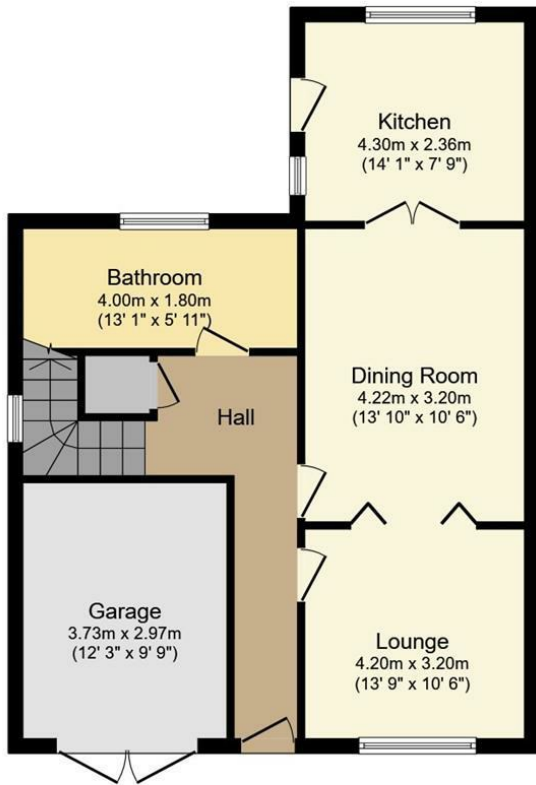
The rear garden is enclosed with paved patio and gravelled borders.

Garage

12'2" x 9'8" (3.73 x 2.97)

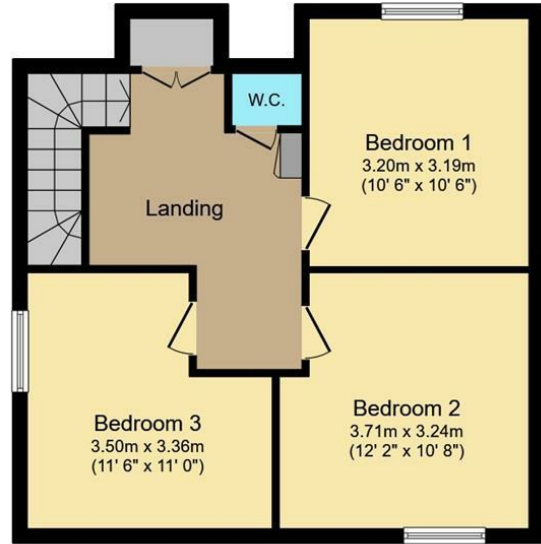
With double doors.





Ground Floor

Floor area 63.8 m² (686 sq.ft.)



First Floor

Floor area 51.9 m² (559 sq.ft.)

TOTAL: 115.7 m² (1,245 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) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.