williams estates

111 St. Asaph Avenue, Kinmel Bay, Denbighshire, LL18 5HA

£395,000

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EPC - D68   **Council Tax Band - E**   **Tenure - Freehold**

St. Asaph Avenue, Kinmel Bay
3 Bedrooms - Bungalow

A large and spacious three/four bedroom detached bungalow with kitchen/breakfast room, office and family bathroom. Outside offers large gardens to the front and rear with ample parking space, detached garage and is within easy access of all local amenities. With additional benefits of gas central heating, uPVC double glazing. Council Tax Band E. Freehold.

Accommodation
Entrance via a double glazed door with double glazed panels adjacent leading into the entrance hall.

Hallway
With cupboard housing the electrics, storage cupboard and radiator.

Lounge
20'10" x 12'2" (6.37 x 3.71)
Wall mounted electric fire, two radiators, TV connection, double glazed window to the front and double glazed bay window to the side.

Kitchen/Breakfast Room
20'11" x 9'5" (6.38 x 2.88)
Fitted with a range of wall, drawer and base units and complementary worktop surfaces over, space for American style fridge freezer, void for Range cooker, tiled splash backs, white ceramic single drainer sink with mixer tap, radiators and double glazed windows to the front and side. Door to utility room

Utility Room
9'3" x 7'1" (2.84 x 2.18)
Having wall mounted boiler, plumbing for washing machine, plumbing for dishwasher,void for tumble dryer, pantry cupboard for storage, part tiled walls, radiator and double glazed window and door.

Bedroom 2
12'8" x 12'7" (3.88 x 3.84)
With radiator and double glazed window to the rear.

Bathroom
9'6" x 5'8" (2.92 x 1.73)
Comprising of a low flush WC vanity wash hand basin panelled bath with shower over, fully tiled walls, radiator, wall mounted towel rail, extractor fan and double glazed window to the rear.

Bedroom 1
13'10" x 11'3" (4.23 x 3.43)
With radiator and double glazed window to the rear. Door into WC

WC
Comprising of a low flush WC, vanity wash hand basin, radiator and double glazed window to the rear.

Office
9'8" x 8'2" (2.95 x 2.49)
With double glazed window to the front, radiator and door off to further accommodation.

Bedroom 3
16'0" x 8'3" (4.88 x 2.54)
With two radiators, TV connection and double glazed bay window to the front.

Sitting Room
16'0" x 10'9" (4.89 x 3.29)
Potential to become a fourth bedroom, with radiator and double glazed patio doors opening onto the rear garden.

Garage
16'7" x 16'3" (5.07 x 4.97)
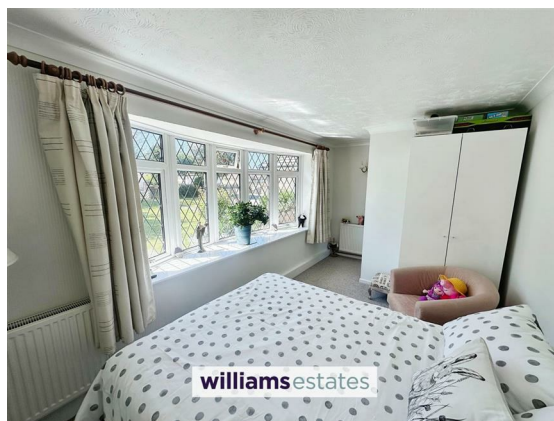With roller shutter door, WC, lighting, power, and double glazed window and door to the side.

Outside
The front garden is laid to lawn with pathway leading to the front door, well stocked borders and mature trees. The driveway provides ample parking and continues through double gates to the side of the property.

The large rear garden is mainly laid to lawn with paved patio area, mature plants and shrubs and offers two timber sheds.
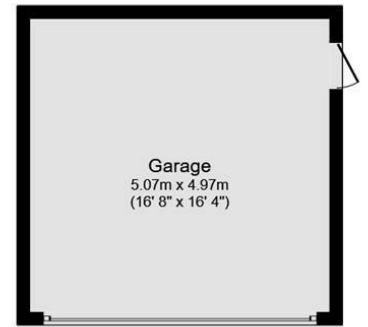
Directions
Proceed onto Wellington Road and head towards Kinmel Bay. Go over the Foryd bridge and turn left onto St Asaph Avenue. Continue over the bridge and this bungalow can be seen on your left hand side by way of a for sale board.

Floor Plan

Floor area 135.7 sq.m. (1,461 sq.ft.)

Bedroom Two
3.88m x 3.84m
(12' 9" x 12' 7")

Bathroom
2.92m x 1.73m
(9' 7" x 5' 8")

En-suite
2.16m x 1.71m
(7' 1" x 5' 7")

Bedroom One
4.23m x 3.45m
(13' 11" x 11' 4")

Dining/Bedroom Four
4.89m x 3.29m
(16' 1" x 10' 10")

Utility
2.88m x 2.30m
(9' 5" x 7' 7")

Hall

Office
2.95m x 2.49m
(9' 8" x 8' 2")

Bedroom Three
4.88m x 2.54m
(16' 0" x 8' 4")

Porch

Kitchen/Breakfast Room
6.38m x 2.88m
(20' 11" x 9' 5")

Lounge
6.37m x 3.71m
(20' 11" x 12' 2")

Garage

Floor area 25.2 sq.m. (271 sq.ft.)

Garage
5.07m x 4.97m
(16' 8" x 16' 4")

TOTAL: 160.9 sq.m. (1,732 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		84
(69-80) C		
(55-68) D	68	
(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.