



**10 Old Foryd Road, Kinmel Bay, Rhyl,
LL18 5BD**

£265,000

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EPC - C73

Council Tax Band - D

Tenure - Freehold

Old Foryd Road, Rhyl

3 Bedrooms - House

A well presented three bedroom detached house, situated in the convenient location of Kinmel Bay, within walking distance to the Promenade, local amenities and bus routes. The accommodation briefly comprises of the hallway, lounge, dining room, kitchen, utility room and ground floor wc. Upstairs offers three bedrooms, master with en suite, and family bathroom. Outside benefits ample off road parking, gardens front and rear and garage facility. EPC rating 73C. Freehold. Council Tax Band D.



Accommodation

Via a composite front door into the hallway.

Hallway

With wood effect tiled flooring, under stairs storage cupboard and vertical radiator

WC

Comprising of a vanity wash hand basin with tiled splash back, push button toilet, chrome towel rail, tiled flooring, extractor fan and double glazed window.

Lounge

11'6" x 14'6" (3.52 x 4.43)

With radiator, fire surround with living flame effect gas fire, tv connection and double glazed bay window to the front.

Dining Room

9'9" x 12'1" (2.98 x 3.70)

With radiator and double glazed french doors opening onto the rear garden.

Kitchen

8'11" x 10'1" (2.74 x 3.08)

Fitted with a range of modern high gloss wall, drawer and base units, worktop surfaces, bowl and a half single drainer sink with mixer tap, built in oven and electric hob with extractor fan over, integrated fridge freezer, vertical radiator, tv connection, tiled flooring and double glazed window to the rear. Door to the utility room

Utility Room

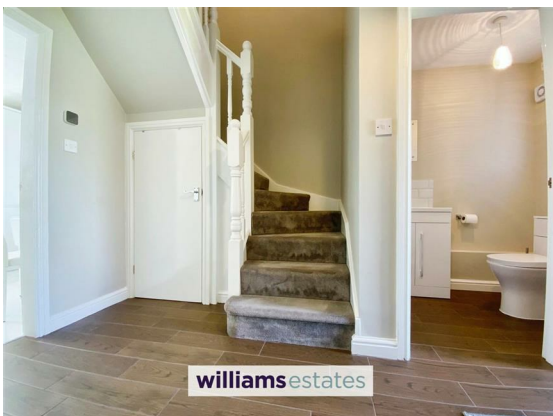
6'5" x 9'9" (1.98 x 2.98)

A continuation of the white gloss base and wall units, concealed boiler, space for tumble dryer, plumbing for washing machine, single drainer sink with mixer tap, tiled flooring, door to the garage and double glazed window and door to the rear garden.

Stairs to First Floor Landing

Landing

With loft access hatch, radiator and airing cupboard.



Bedroom 1

12'6" x 11'6" (3.82 x 3.51)

Having built in wardrobe, radiator and double glazed window to the front. Door to en-suite

En-Suite

4'6" x 5'1" (1.39 x 1.55)

Comprising of a pedestal wash hand basin, toilet, shower enclosure with glass bi-fold door, radiator, shaver socket and extractor fan.

Bedroom 2

10'6" x 8'10" (3.22 x 2.71)

Having built in wardrobe, radiator and double glazed window to the rear.

Bedroom 3

9'1" x 9'4" (2.78 x 2.85)

Having built in wardrobes, radiator and double glazed window to the rear.

Bathroom

5'10" x 8'5" (1.80 x 2.59)

Comprising of a panelled bath, pedestal wash hand basin, toilet, part tiled walls, radiator, shaver socket, extractor fan, vinyl flooring and double glazed window to the front.

Outside

The front garden is laid to lawn and offers driveway with parking space for several vehicle.

The rear garden is enclosed by fencing and laid to lawn with paved patio, mature trees and timber shed.

Garage

18'5" x 10'3" (5.63 x 3.14)

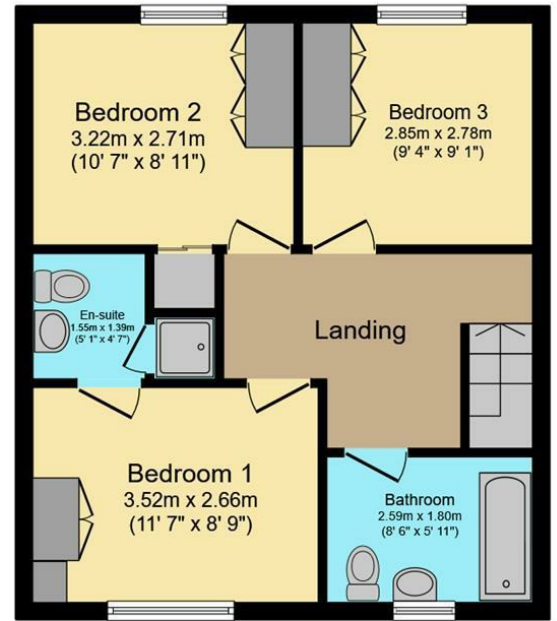
With up and over door.





Ground Floor

Floor area 71.6 m² (771 sq.ft.)



First Floor

Floor area 44.0 m² (474 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(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.