



**26 Clwyd Park, Kinmel Bay, Rhyl, LL18
5EJ**

£260,000

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EPC - D66

Council Tax Band - D

Tenure - Freehold

Clwyd Park, Rhyl

3 Bedrooms - Bungalow

A detached bungalow with no onward chain. The accommodation briefly affords the entrance sun porch, hallway, lounge with open plan access to the dining room, kitchen, bathroom, three bedrooms plus master en-suite shower room. Having double glazing, gas central heating, block paved driveway, garage and a low maintenance, South facing rear enclosed garden with the bonus of having a summer house & timber storage shed. Located within the popular Clwyd Park Estate, viewing by appointment. EPC is D66. Freehold. Council tax band D.



Accommodation

Double glazed door giving access into the sun porch.

Entrance Sun Porch

9'1" x 9'1" (2.77 x 2.77)

Having wall lighting, tiled flooring, door to the garage and double glazed door leading into the hallway.

Hallway

With loft hatch, radiator and built in storage cupboard.

Lounge

16'2" x 13'3" (4.95 x 4.06)

This spacious front room has wall lighting, T.v connection, fire surround with living flame effect gas fire, corner double glazed front window, additional double glazed front window and open archway leading to the dining room.



Dining Room

10'11" x 9'1" (3.34 x 2.77)

Having a radiator and double glazed side window.

Kitchen

12'9" x 7'8" (3.89 x 2.36)

Fitted with wall, base and drawer units, glass wall units, worktop surfaces, under unit lighting, corner shelving, wall tiles, slot in gas cooker, washing machine, under counter fridge & freezer, radiator, tiled flooring, double glazed rear window plus double glazed side door that gives access to the rear garden.



Bedroom 1

10'11" 12'7" (3.33 3.86)

Having a radiator, built in bedroom furniture and wardrobes, double glazed rear window and door to the en-suite shower room.

En-Suite Shower Room

Comprising of a modern wall hung wash hand basin, modern toilet, shower enclosure, wall tiles, shaver socket, radiator, extractor fan and window.

Bedroom 2

11'3" x 8'9" (3.45 x 2.69)

With radiator and double glazed window to the sun porch.

Bedroom 3

9'4" x 8'0" (2.87 x 2.44)

Having a radiator and double glazed French doors which provide access to the sunny aspect rear garden.

Bathroom

Comprising of a modern vanity wash hand basin and toilet, disabled use bath with mixer shower attachment, wall tiles, shaver socket, heated towel rail, floor tiles and double glazed rear window.

Outside

The front offers a block paved driveway that leads to the attached garage. The main garden is lawned with flower beds plus there is a timber gate to the side that gives access to the enclosed rear garden.

To the rear there are paved patio areas with dwarf wall, gravelled inserts and flower beds. For your added benefits there is a summer house and timber storage shed. Water tap & lighting.

Garage

15'8" x 8'7" (4.78 x 2.62)

Electric door, side window, main power and handy door that leads to the entrance porch.

Directions

Proceed onto Wellington Road and head in the direction of Kinmel Bay. Go over the Blue Bridge onto Foryd Road then at the lights turn left onto St.Asaph Avenue and follow the Road turning left onto Clwyd Park. This bungalow can be located on the right just after the bend.





Floor Plan

Floor area 110.2 m² (1,186 sq.ft.)

TOTAL: 110.2 m² (1,186 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		82
(69-80) C	66	
(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.