



williams estates



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12 Dulas Avenue, Kinmel Bay, LL18 5LB

£395,000

 5  3  2  D

EPC - D59

Council Tax Band - D

Tenure - Freehold

Dulas Avenue, Kinmel Bay

5 Bedrooms - House - Detached

A beautifully presented and spacious five bedroom detached house, situated on a large plot. The property briefly comprises large entrance hallway with turned staircase to the upper floor, front dining room, modern kitchen, spacious rear lounge, luxury bathroom and three bedrooms. On the first floor are a further two double bedrooms bedrooms and modern shower room. Outside benefits ample driveway parking, garage and an extensive, well established South facing rear garden. Also benefiting gas fired central heating and double glazing. Council Tax Band D. Freehold. EPC rating 59D.



Accommodation

Via double glazed french doors into the hallway.

Hallway

7'10" x 14'7" (2.39 x 4.47)

A spacious hallway offering laminate flooring, radiator, under stairs storage cupboard and turned staircase to the first floor, double glazed window to the side and wall lights, loft access hatch and doors off.

Dining Room

17'3" x 11'10" (5.28 x 3.62)

With radiator, feature fire surround, decorative inset shelving with lights, TV connection and double glazed window to the front.



Kitchen

17'1" x 10'10" (5.21 x 3.31)

Fitted with a range of wall, drawer and base units, complementary worktop surfaces, tiled splash backs, bowl and a half single drainer sink with mixer tap, plumbing for washing machine, void for a range style cooker with extractor hood over, integrated fridge freezer and dishwasher, void for an American style fridge freezer, radiator, laminate flooring, wall mounted central heating boiler, storage cupboard and two double glazed windows and door to the side.

Lounge

22'11" x 14'7" (6.99 x 4.45)

Double doors open into this spacious lounge, offering a feature fire surround with living flame effect electric fire, radiators, wall lights, TV connection, two double glazed windows to the side and double glazed sliding patio doors opening onto the beautiful rear garden.



Luxury Bathroom

9'10" x 7'10" (3.01 x 2.41)

Comprising of a vanity wash hand basin, oval freestanding bath with mixer tap, corner shower enclosure, fully tiled walls, tiled flooring and double glazed window to the side.

Bedroom 1

15'3" x 11'1" (4.67 x 3.40)

With laminate flooring, radiator, double glazed window to the side and double glazed French doors opening onto the rear garden. Door to the en-suite

En Suite

7'8" x 2'11" (2.35 x 0.89)

Comprising of a pedestal wash hand basin, shower enclosure, push button toilet, wall tiling, extractor fan, electric wall heater and laminate flooring.

Bedroom 2

10'10" x 11'3" (3.32 x 3.44)

Having laminate flooring, radiator and double glazed window to the side.

Bedroom 3/Study

10'10" x 7'4" (3.32 x 2.26)

With radiator and double glazed window to the side.

Stairs to First Floor Landing

Landing

With double glazed window to the front.

Shower Room

5'5" x 10'1" (1.66 x 3.08)

Comprising of a pedestal wash hand basin, push button toilet, double shower enclosure with glass sliding door, wall tiling, extractor fan, heated towel rail, tiled flooring and double glazed window to the front.

Bedroom 4

11'3" x 13'11" (3.43 x 4.25)

With radiator and double glazed window to the rear.

Bedroom 5

13'1" x 11'7" (3.99 x 3.54)

With radiator and double glazed window to the rear.

Outside

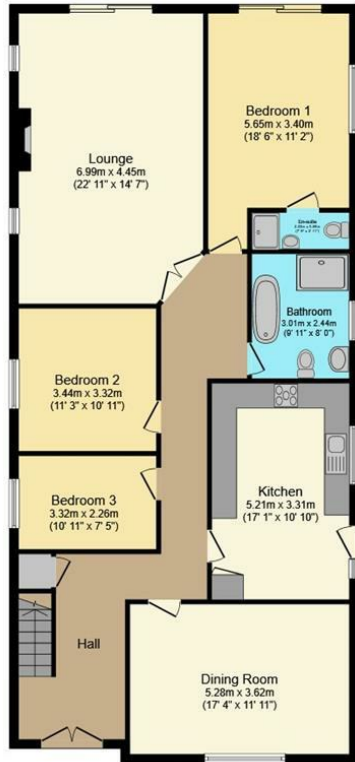
The front garden is laid with golden gravel and provides parking for a number of vehicles, while the side driveway, in turn, leads to the detached garage.

The extensive, South facing rear garden is mainly laid to lawn with well established plants shrubs and trees, water feature, additional concrete imprint patio area with dwarf wall and water feature, potting shed, summer house and a raised decked terrace beyond the garage suitable for al fresco dining.

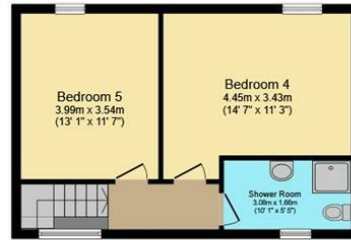
Directions

From the Rhyl Office, Continue over the Foryd Bridge turning left at the traffic lights onto St Asaph Avenue, turn right into Cader Avenue and left into Dulas Avenue.





Ground Floor
Floor area 140.8 m² (1,515 sq.ft.)



First Floor
Floor area 41.4 m² (446 sq.ft.)

TOTAL: 182.2 m² (1,961 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		
(69-80) C		73
(55-68) D	59	
(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.