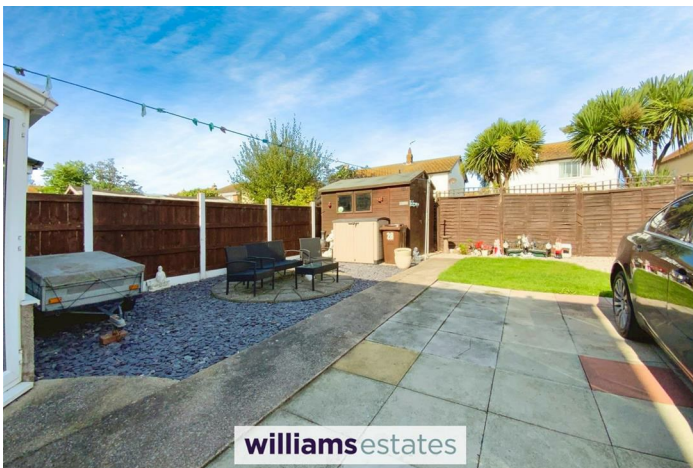


# williams estates



**28 Foryd Road, Kinmel Bay, LL18 5AT**

**£189,950**

 3  1  2  C

**EPC - C71    Council Tax Band - C    Tenure - Freehold**

# Foryd Road, Kinmel Bay

## 3 Bedrooms - House - Semi-Detached

This semi detached house is located just off Foryd Road and is within easy access to all local amenities. The accommodation briefly affords the entrance hallway, ground floor toilet, open plan lounge with stairs to the upper floor, modern kitchen, dining room with patio doors providing access into a rear conservatory. On the upper floor, there is the landing, modern shower room plus three bedrooms. Outside offers a small front garden, side driveway and enclosed sunny aspect rear garden. EPC is 71C. Freehold. Council tax band is C.



### Accommodation

Double glazed front door giving access into the entrance hallway.

### Hallway

With tiled flooring, door to the lounge and access to the ground floor toilet.

### Ground Floor Toilet

Comprising of a toilet, corner fitted wash hand basin, heated towel rail, tiled flooring and double glazed side window.

### Open plan Lounge

19'1" x 11'9" (5.84 x 3.60)

This spacious living room has laminate flooring, radiator, electric fire, T.v connection, double glazed front window, under stairs storage, staircase that leads to the upper floor, door to the kitchen plus double opening doors to the dining room.

### Dining Room

10'10" x 10'9" (3.31 x 3.28)

Having laminate flooring, radiator, serving hatch and double glazed sliding door that provide access into the rear conservatory.

### Conservatory

9'1" x 8'6" (2.79 x 2.60 )

Fully double glazed with double glazed French doors of which allow access to the rear enclosed garden.

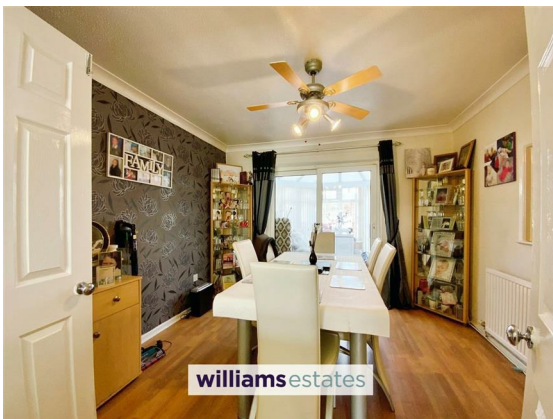
### Kitchen

10'10" x 7'10" (3.31 x 2.41)

Fitted with white gloss fronted wall, base and drawer units, worktop surfaces, wall tiles, breakfast bar, serving hatch to the dining room, void for a slot in gas cooker, plumbing for a washing machine, space for under counter fridge & freezer, single drainer sink with mixer tap, wall mounted boiler, double glazed rear window, vinyl flooring and double glazed side door.

### First Floor Landing

With loft hatch, radiator and double glazed side window.



### Shower Room

6'6" x 5'5" (2.00 x 1.66 )

Comprising of a modern vanity wash hand basin, toilet and corner shower enclosure with jets, wall tiles, spot lighting, heated towel rail, tiled flooring and double glazed rear window.

### Bedroom 1

11'9" x 9'2" (3.60 x 2.80 )

This double bedroom has a radiator, laminate flooring, built in mirrored wardrobes and double glazed window to the front.



### Bedroom 2

12'1" x 11'0" (3.70 x 3.37)

Another double bedroom with radiator, built in storage and double glazed rear window.



### Bedroom 3

7'8" x 6'10" (2.34 x 2.09 )

With radiator, laminate flooring and double glazed front window.

### Outside

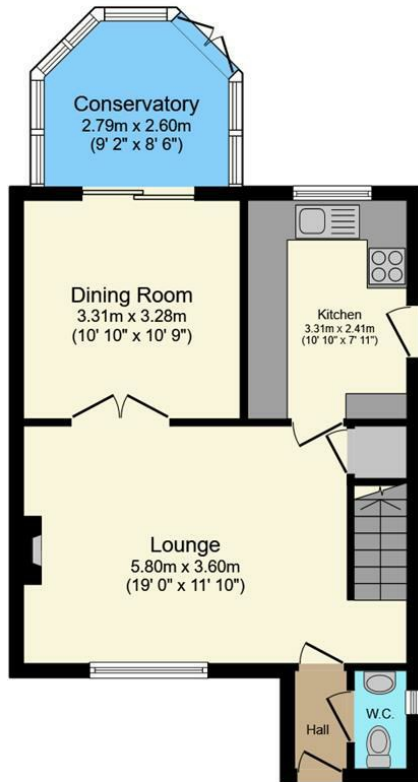
Small lawn to the front with side driveway & timber gate open to give access onto the side driveway.

The rear offers a paved patio, slate chipped area, small lawn plus timber storage shed.

### Directions

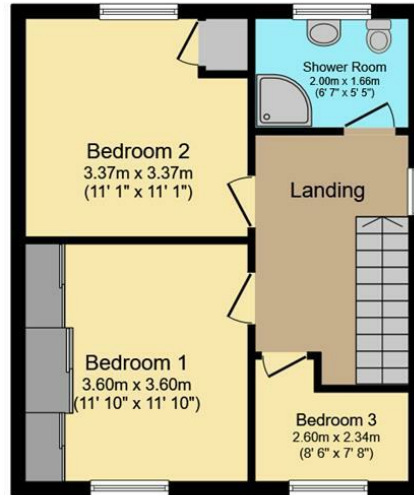
Proceed onto Wellington Road and head in the direction of Kinmel Bay. Go over the bridge and turn right.





### Ground Floor

Floor area 50.2 m<sup>2</sup> (540 sq.ft.)



### First Floor

Floor area 40.7 m<sup>2</sup> (438 sq.ft.)

**TOTAL: 90.9 m<sup>2</sup> (978 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. All 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.