



2 Trem Yr Harbwr, Kinmel Bay, LL18 5JD

£168,000

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EPC - C71 Council Tax Band - C Tenure - Freehold

Trem Yr Harbwr, Kinmel Bay

2 Bedrooms - House - Semi-Detached

This well presented semi-detached house is located with a small cul-de-sac and is close to all local amenities. The accommodation affords the entrance hallway, spacious lounge, stunning kitchen with breakfast bar and on the upper floor there is the landing, family bathroom plus two double bedrooms. Having double glazing, gas central heating, gravel driveway with open plan front lawn. The rear offers a decked terrace with area suitable for a hot tub. EPC is C71. Freehold. Council tax C.



Accommodation

Double glazed front door giving access into the hallway

Entrance Hallway

With wood flooring, radiators, double glazed front window, loft hatch, stairs to the upper floor and door leading into the lounge.

Lounge

13'3" x 11'7" (4.04 x 3.54)

Having T.v connection for a wall hung television, radiators, double glazed front window, under stairs storage cupboard and door to the modern kitchen.

Kitchen

14'6" x 7'8" (4.43 x 2.34)

This modern kitchen is fitted with Grafite gloss fronted wall, base and drawer units, concealed boiler, single drainer sink, white marble effect worktop surfaces, built in oven electric hob with extractor fan over, grey wall tiles, plumbing for a washing machine, space for a fridge freezer, vinyl flooring, double glazed rear window, breakfast bar with radiator beneath and double glazed French doors that allow access to the rear decked terrace and back garden.

First Floor Landing

Has a loft hatch, built in storage cupboard, double glazed side window and doors off:

Bathroom

6'1" x 5'10" (1.87 x 1.79)

Comprising of a built in vanity wash hand basin & toilet, L'shaped bath with shower over, glass shower screen, modern wall tiles, heated towel rail, cladded ceiling and double glazed rear window.

Bedroom 1

12'4" x 8'10" (3.77 x 2.70)

Having a double glazed front window, radiator and built in storage cupboard.

Bedroom 2

12'5" x 8'3" (3.79 x 2.53)

Having a radiator and double glazed rear window.



Outside

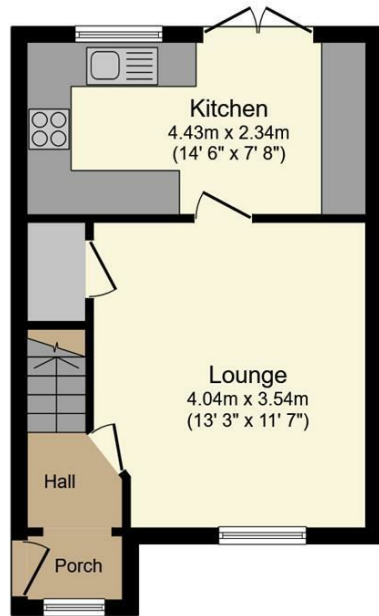
Open plan front lawn with gravel driveway & side gate providing access to the rear enclosed garden.

The rear garden offers a decked sun terrace, perfect for Al-Fresco dining plus has a paved patio, perfect for a hot tub area. The main garden is lawned and to the side offers a good area for storage.

Directions

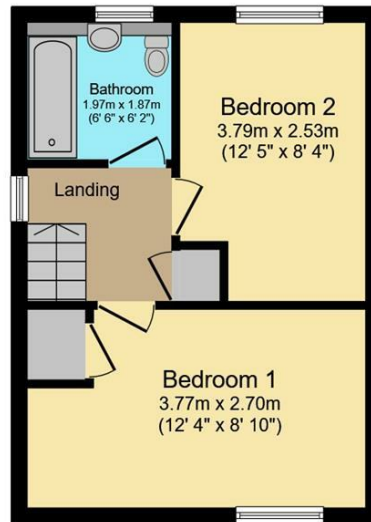
Proceed onto Wellington Road and head in the direction towards Kinmel Bay. Go over the Blue Bridge and turn left after the Pub onto Bodelwyddan Avenue. Follow this Road and turn left into Trem Yr Harbwr. This house can be seen on your left hand side.





Ground Floor

Floor area 31.6 m² (340 sq.ft.)



First Floor

Floor area 30.3 m² (326 sq.ft.)

TOTAL: 61.9 m² (666 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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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