



**15 Hafan Yr Heli, Kinmel Bay, Conwy,
LL18 5JQ**

£175,000

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EPC - D63 Council Tax Band - C Tenure - Freehold

Hafan Yr Heli, Kinmel Bay

2 Bedrooms - House - Semi-Detached

This well presented, and recently refurbished, semi detached house is located within a quiet cul-de-sac just off the popular Clwyd Park estate. The accommodation briefly affords the entrance hallway, lounge, open plan kitchen diner, two bedrooms and family bathroom. Outside offers driveway parking and gardens front and rear. EPC rating 63D. Freehold. Council Tax Band C.



Accommodation

Via a double glazed front door into the hallway.

Hallway

With radiator and stairs off.

Lounge

11'7" x 14'6" (3.55 x 4.42)

Having TV connection, radiator, under stairs storage cupboard and double glazed window to the front with fitted blinds. Door to the kitchen/diner

Kitchen/Diner

9'8" x 14'11" (2.95 x 4.56)

Fitted with a range of modern wall, drawer and base units, complementary worktop surfaces and matching up stands, single drainer sink with mixer tap, plumbing for washing machine, built in oven and gas hob, space for fridge freezer, concealed boiler, vinyl flooring, Extractor fan, space to dine, double glazed window to the rear and double glazed french doors opening onto the rear garden

Landing

With loft access hatch and built in airing cupboard.

Bathroom

7'11" x 5'1" (2.42 x 1.55)

Comprising of a pedestal wash hand basin, push button toilet, panelled bath with mixer tap, wall panelling, vinyl flooring, heated towel rail, extractor fan and double glazed window to the rear.

Bedroom 1

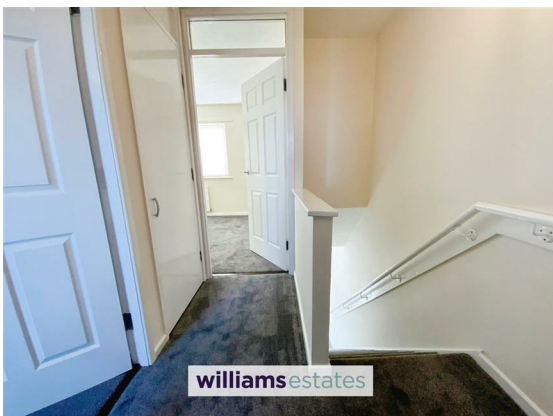
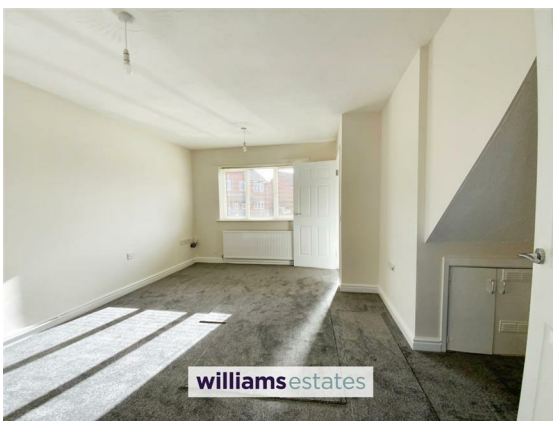
9'8" x 12'9" (2.97 x 3.90)

With radiator, built in storage cupboard, built in wardrobe and double glazed window with fitted blinds to the front.

Bedroom 2

9'6" x 12'2" (2.90 x 3.71)

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



Outside

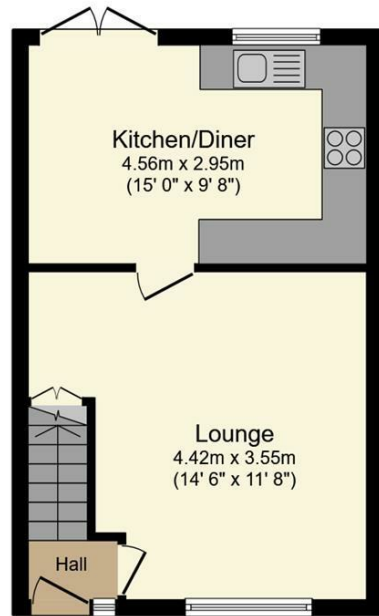
The front offers open plan garden with lawn and pathway to the front door, block paved driveway leading to the car port and side access to the rear.

The rear garden is mainly laid to lawn with paved patio and field views beyond.

Directions

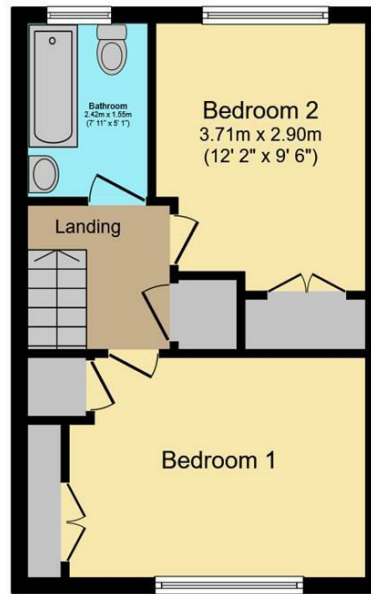
Proceed onto Wellington Road and head towards Kinmel Bay. Go over the Blue Bridge onto Foryd Road and turn left at the lights onto St Asaph Avenue. Continue along this Road and turn left onto Clwyd Park. Follow this Road to the end and turn left onto Llys Y Castell then right onto Hafan Yr Heli.





Ground Floor

Floor area 34.1 m² (367 sq.ft.)



First Floor

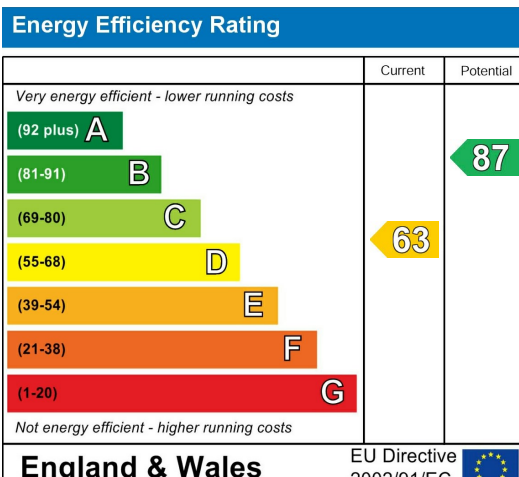
Floor area 34.1 m² (367 sq.ft.)

TOTAL: 68.1 m² (733 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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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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.

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