



**2 Parc Luned, Kinmel Bay, Rhyl, LL18
5JG**

£275,000

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EPC - D67 Council Tax Band - D Tenure - Freehold

Parc Luned, Rhyl

2 Bedrooms - Bungalow - Detached

A well presented detached bungalow, situated on a corner plot within a quiet cul-de-sac location. The property briefly comprises of an entrance porch, hallway, lounge, conservatory, open plan kitchen diner, utility room, study, two bedrooms - master with en suite facility and shower room. Outside offers garages, double driveway and gardens to the front, side and rear. EPC rating 67 D. Freehold. Council Tax Band D.



Accommodation

Enter via a double glazed front door opening into the porch.

Porch

With tiled flooring, double glazed window to the side and double glazed door into the hallway.

Hallway

Having Karndean flooring, radiator, inset spotlighting and loft access hatch.

Store Room

6'7" x 5'9" (2.02 x 1.77)
With fitted hanging rails.

Lounge

18'9" x 11'8" (5.74 x 3.56)
With coved ceilings, feature fireplace with living flame effect fire, radiator, double glazed window to the side and double glazed bay window to the front. Glazed doors open into the conservatory

Conservatory

11'7" x 8'7" (3.55 x 2.64)
Being fully double glazed with fitted blinds, radiator, vinyl flooring and double glazed french doors opening onto the garden.



Kitchen/Diner

21'11" x 10'11" (6.70 x 3.35)
Fitted with a range of wall, drawer and base units, glass displays, worktop surfaces, tiled splash backs, stainless steel sink with mixer tap, built in oven and electric hob with extractor hood over, radiator, tiled floor and double glazed window to the rear. Door into the study.

The dining area has Karndean flooring, radiator, double glazed sliding doors to the rear and french doors opening into the lounge.



Utility Room

8'3" x 6'0" (2.54 x 1.83)

With worktop surfaces, stainless steel single drainer sink with mixer tap, plumbing for washing machine, vinyl flooring, double glazed window to the rear and door to the side.

Study

14'7" x 8'2" (4.47 x 2.50)

With vinyl flooring, radiator, cupboard housing the central heating boiler and access to garage.

Shower Room

7'3" x 4'8" (2.23 x 1.44)

Comprising of a shower cubicle with sliding doors, vanity wash hand basin, toilet, radiator, built in airing cupboard with light and shelf space, tiled walls, heated towel rail and double glazed window.

Bedroom 1

14'9" x 10'5" (4.52 x 3.20)

With radiator and double glazed window to the front. Door to ensuite

En Suite

5'11" x 3'4" (1.81 x 1.04)

With toilet, wash hand basin, part tiled walls, vinyl flooring, radiator and extractor fan.

Bedroom 2

8'11" x 10'2" (2.74 x 3.10)

With radiator and double glazed window to the front.

Garage

With twin up and over doors, power and light

Outside

A double driveway leads to the double garage, while the garden is lawned with paved pathway. Side access gate to the rear.

The rear garden is paved for ease of maintenance and enclosed by fencing. Further paved area to the side.

Directions

From Rhyl, proceed in the direction of Kinnel Bay. At the traffic lights, turn left onto St Asaph Avenue, over the railway bridge and left onto Clwyd Park. Continue along then take the first right onto Park Luned.





Floor Plan

Floor area 151.9 m² (1,635 sq.ft.)

TOTAL: 151.9 m² (1,635 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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