



**51 Clwyd Park, Kinmel Bay, Rhyl,
Denbighshire, LL18 5EJ**

£260,000

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EPC - C71 Council Tax Band - D Tenure - Freehold

Clwyd Park, Rhyl

3 Bedrooms - Bungalow

This well presented detached bungalow is located within the popular Clwyd Park Estate. The accommodation briefly affords the entrance porch, hallway, lounge with open plan access to a dining room, kitchen with utility room and access to a lean to rear conservatory, modern shower room, additional room (former garage), three bedrooms plus en-suite off the master bedroom. Having double glazing, gas central heating, driveway parking and a sunny aspect rear garden with split level decked patio for al-fresco dining. EPC is C71. Freehold. Council tax D.



Accommodation

uPVC door leads into

Entrance Vestibule

Glazed door leads into the hallway

Hallway

With radiator, loft access hatch, laminate flooring and built in airing cupboard with radiator.

Open plan Lounge & Dining Room

23'9" max x 12'0" (7.24 max x 3.66)

Having laminate flooring, fire surround, radiators, double glazed bay window to the front, open plan access to the dining area and a double glazed window to the side

Kitchen

12'3" x 7'10" (3.75 x 2.40)

Fitted with wall, base and drawer units, worktops surfaces, modern splash-backs, built in double oven, four ring gas hob with extractor fan over, plumbing for a dishwasher, void for a fridge freezer, vinyl flooring, radiator and double glazed window to the rear. Door to the utility room:

Utility Room

7'10" x 5'3" (2.39 x 1.60)

Corner fitted worktop with plumbing for a washing machine, radiator, vinyl flooring, wall mounted boiler, door to additional room and door giving access into the rear conservatory.

Conservatory

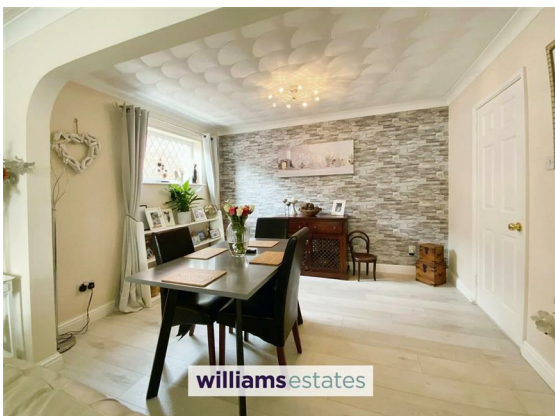
15'9" x 8'2" (4.80 x 2.49)

Single glazed lean too with radiator, laminate flooring and sliding door allowing access to the rear garden.

Additional Room

15'7" x 8'0" (4.75 x 2.45)

Formally the integral garage, this room has laminate flooring, uPVC side door and double glazed front and side windows.



Bedroom 1

12'4" x 10'5" (3.78 x 3.18)

Having radiator, double glazed window to the rear, laminate flooring and door to the en-suite shower room.

En-Suite

8'11" x 2'9" (2.74 x 0.86)

Comprising of a vanity wash hand basin, toilet, shower enclosure, modern tile effect wall panelling, radiator, laminate flooring and double glazed window.

Bedroom 2

12'9" x 9'0" (3.90 x 2.75)

Having a radiator, laminate flooring and double glazed window to the front elevation.

Bedroom 3

8'11" x 8'3" (2.72 x 2.54)

With radiator, laminate flooring and double glazed window to the front.

Bathroom

9'1" x 6'1" (2.79 x 1.87)

Comprising of a pedestal wash hand basin, toilet, bath with shower over, glass shower screen, radiator, modern tile effect wall panelling, shaver socket, vinyl flooring and double glazed rear window.

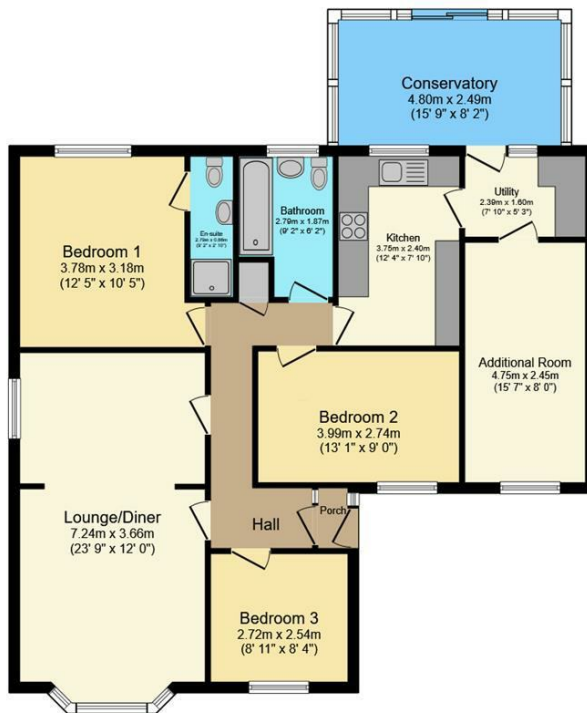
Outside

The front offers a lawned garden with adjacent driveway for ample parking. Side access to the rear which is lawned, split level decked patio areas and benefits from two garden sheds, greenhouse and is fully enclosed with timber fencing.

Directions

Proceed onto Wellington Road and head towards Kinmel Bay. Go over the Foryd Bridge and at the crossroads turn left onto St Asaph Avenue. Go over the bridge and turn left onto Clwyd Park. This bungalow is located on the left hand side.





Floor Plan

Floor area 110.4 sq.m. (1,189 sq.ft.)

TOTAL: 110.4 sq.m. (1,189 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

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		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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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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