



**7 Glyn Circle, Kinmel Bay, Denbighshire,
LL18 5HE**

Offers Over £220,000

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EPC - C70 Council Tax Band - C Tenure - Freehold

Glyn Circle, Kinmel Bay

3 Bedrooms - Bungalow - Detached

This vacant detached bungalow has recently been updated and boasts amazing side views looking over the field. The accommodation briefly offords the entrance hallway, spacious front lounge diner, modern kitchen, shower room plus three bedrooms. Having double glazing, gas central heating, long driveway leading to a single garage and to the rear there is an enclosed back garden with central paved patio. EPC is 70 C. Freehold. Council tax C.



Accommodation

Double glazed front door giving access into the entrance hallway

Entrance Hallway

Having a loft hatch, ceiling mounted Air-flow fan, built in storage cupboard, radiator and doors off:

Lounge Diner

20'8" x 12'9" (6.30 x 3.91)

This light and airy room has three double glazed windows, radiators and T.v connection point.

Kitchen

9'10" x 9'3" (3.00 x 2.84)

Fitted with wall and base units, worktop surfaces, tiled splash-backs, wall mounted boiler, built in oven, gas hob, single drainer sink with mixer tap, plumbing for a washing machine, space for fridge freezer, double glazed side window & door and tiled flooring

Bedroom 1

11'4" x 10'9" (3.47 x 3.28)

Having a radiator and double glazed rear window.

Bedroom 2

10'9" x 9'0" (3.28 x 2.75)

Having a radiator and double glazed rear window.

Bedroom 3

9'0" x 7'4" (2.75 x 2.25)

With radiator and double glazed side window.

Shower Room

6'10" x 5'5" (2.10 x 1.67)

This wet room comprises of a wall hung wash hand basin, toilet, easy access shower with half bi-fold shower screen & shower curtain, wall tiles, vinyl flooring, extractor fan, radiator and double glazed side window.



Outside

A long driveway leads up to the single garage, the main garden is lawned with flower beds, mature shrubs and trees. Side gate to the rear.

The rear is fully enclosed being lawned with central paved patio and some flower beds. Distant views over the adjacent farmers field.

Garage

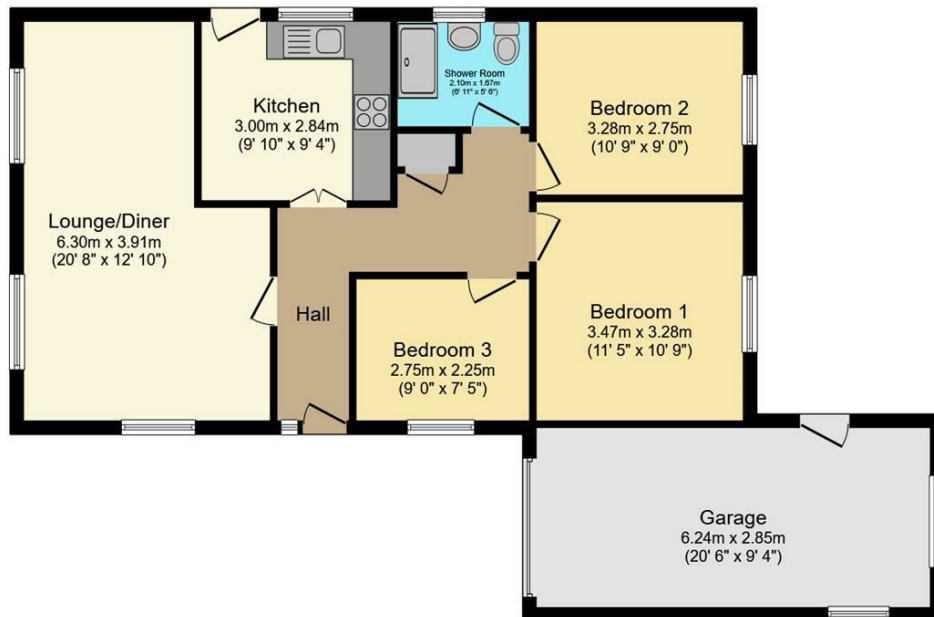
20'5" x 9'4" (6.24 x 2.85)

Up and over door, rear & side window, side door and mains power.

Directions

Proceed onto Wellington Road and head in the direction of Kinmel Bay. Go over the Foryd Bridge turning left onto St Asaph Avenue. Go over the next bridge and turn left onto Park Avenue. Glyn Circle can be located on the left and this bungalow can be seen on your right hand side.





Floor Plan

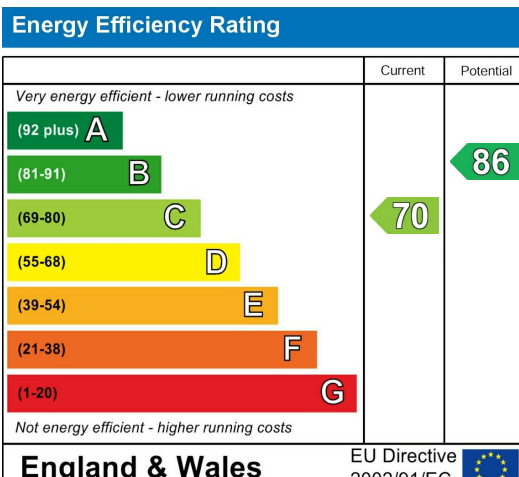
Floor area 90.1 m² (970 sq.ft.)

TOTAL: 90.1 m² (970 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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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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