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**42 Owain Glyndwr, Kinmel Bay, Conwy,
LL18 5FE**

£290,000

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EPC - C75 Council Tax Band - E Tenure - Freehold

Owain Glyndwr, Kinmel Bay

4 Bedrooms - House - Detached

This vacant and recently refurbished detached house is to be sold with no onward chain. The accommodation affords the entrance hallway, ground floor toilet, additional room or ground floor fifth bedroom, front dining room, rear lounge, newly installed fitted kitchen & utility plus open plan access to a conservatory. On the upper floor there is the landing, family bathroom, four bedrooms plus en-suite located off the master bedroom. Having double glazing, gas central heating, refreshed decoration throughout, double driveway and to the rear there is a sunny aspect back garden with paved patio for Al-Fresco dining. EPC is C75. Freehold. Council tax E. No chain.



Accommodation

Double glazed front door giving access into the entrance hallway.

Entrance Hallway

Having wood flooring, built in storage cupboard, radiator, understairs store, double glazed front window & doors off.

Ground Floor Toilet

Comprising of a pedestal wash hand basin with tiled splash-back, toilet, laminate flooring, radiator and extractor fan.

Additional Room or 5th Bedroom

16'2" x 8'1" (4.95 x 2.48)

This additional room has a radiator, built in storage cupboard that houses the boiler and double glazed windows to the front & side.

Dining Room

11'1" x 8'7" (3.40 x 2.64)

Having wood flooring, radiator and double glazed bay window to the front.

Rear Lounge

15'5" x 12'7" (4.72 x 3.86)

This bright room has a radiator, modern wall mounted electric fire, wall light fittings, T.v connection and double glazed sliding doors which allow access to the rear garden.

Fitted Kitchen

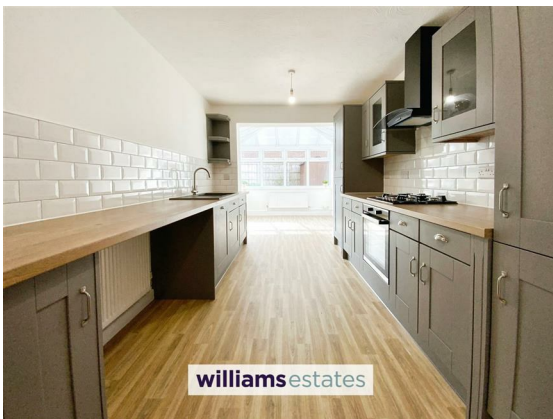
15'5" x 8'7" (4.70 x 2.63)

This newly fitted kitchen offers grey fronted wall, base and drawer units, glass display units, worktop surfaces, bowl and a half single drainer sink with mixer tap, tall larder unit, integral fridge freezer, built in oven, gas hob with extractor fan over, tiled splash-backs, integral dishwasher, breakfast bar with radiator beneath, vinyl flooring that continues into the conservatory.

Conservatory

8'10" x 8'9" (2.70 x 2.69)

Open plan access from the kitchen with vinyl flooring, radiator, double glazed windows to two sides, power sockets and double glazed French doors which allow access out onto the paved patio and enclosed back garden.



Utility Room

Having vinyl flooring, extractor fan, plumbing for a washing machine, space for tumble dryer, worktop, base unit and double glazed side door.

First Floor Landing

Having a loft hatch, built in airing cupboard and doors off.

Bedroom 1

12'2" x 13'8" (3.73 x 4.18)

This double bedroom has laminate flooring, radiator, built in wardrobes, double glazed front window and door to the en-suite shower room.

En-Suite Shower

6'2" x 4'9" (1.90 x 1.47)

Comprising of a modern vanity wash hand basin, toilet and shower enclosure, grey wall tiles, shaver socket, extractor fan, heated towel rail, vinyl flooring and sealed unit window to the side.

Bedroom 2

11'5" x 8'9" (3.50 x 2.67)

Double bedroom with radiator and double glazed rear window

Bedroom 3

13'5" x 9'0" (4.11 x 2.76)

Having a radiator and double glazed rear window.

Bedroom 4

9'8" x 9'0" (2.97 x 2.76)

This bedroom has a radiator, inset shelving and double glazed front window.

Bathroom

8'3" x 6'1" (2.53 x 1.86)

Comprising of a pedestal wash hand basin, toilet, bath with shower over, clear glass shower screen, chrome fittings, modern wood effect wall panelling, dodo rail, extractor fan, heated towel rail, vinyl flooring and double glazed rear window.

Outside

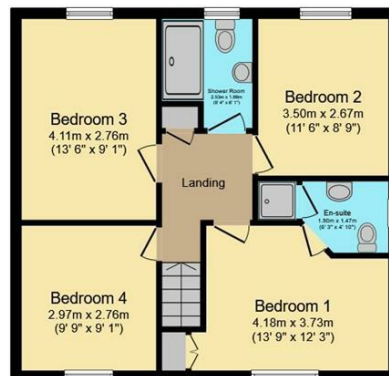
The open plan front offers double off road parking on the driveway, to the side there is slate chippings for low maintenance and a gate to the side leads to the rear.

The sunny aspect back garden offers a paved patio for Al-Fresco dining, main garden being lawned, timber store and is fully enclosed by fencing.

Directions

Proceed onto Wellington Road and head in the direction for Kinmel Bay. Go over the Foryd Bridge and turn left at the lights onto St Asaph Avenue. Continue over the next bridge and turn left onto Owain Glyndwr. This house can be seen at the end of this road and on your right hand side.



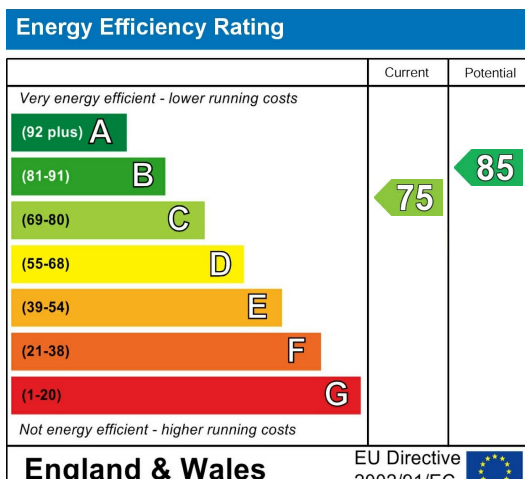


TOTAL: 130.9 m² (1,409 sq.ft.)

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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