



**66B Foryd Road, Kinmel Bay,
Denbighshire, LL18 5AU**

£97,000

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EPC - C69 Council Tax Band - B Tenure - Leasehold

Foryd Road, Kinmel Bay

1 Bedrooms - Flat

This first floor apartment is located close to beach and all local amenities are near by. The accommodation briefly offers entrance hallway, modern kitchen, lounge, modern kitchen, double bedroom and modern shower room. Having a boarded loft with lighting, double glazing, gas central heating, allocated parking to the front car park plus this flat is to be sold with no onward chain. EPC C 69. Leasehold. Council Tax band B.



Bay View House - Accommodation

Shared access uPVC door with decorative light leads into the lower hall and stairs lead up to the first floor.

Entrance Hall

9'1" maximum x 5'2" (2.77 maximum x 1.57)

Spacious hallway with power points, central heating thermostat, pull down slingsby ladder to the boarded loft space, radiator and doors off to all other rooms.

Living Room

12'4" x 11'11" (3.76 x 3.63)

With radiator, power points, T.V aerial, telephone point and uPVC window to the front elevation.

Kitchen

8'1" x 7'7" (2.46 x 2.31)

Fitted with wall, drawer and base units with worktops over, single drainer sink with mixer tap, electric oven & four ring gas hob with extractor hood over, tiled walls, void for fridge freezer, integrated washer/dryer, radiator, wall mounted Worcester combination boiler and uPVC window to the rear elevation.

Double Bedroom

13'9" x 10'8" (4.19 x 3.25)

Good sized room light and airy with radiator, power points and dual aspect uPVC windows to side and rear elevation.

Shower Room

8'1" maximum x 6'2" maximum (2.46 maximum x 1.88 maximum)

With low flush W.C, pedestal washbasin, shower enclosure, floor to ceiling tiled walls, inbuilt storage cupboard with radiator, mounted heater towel rail and uPVC obscure window to the front elevation.

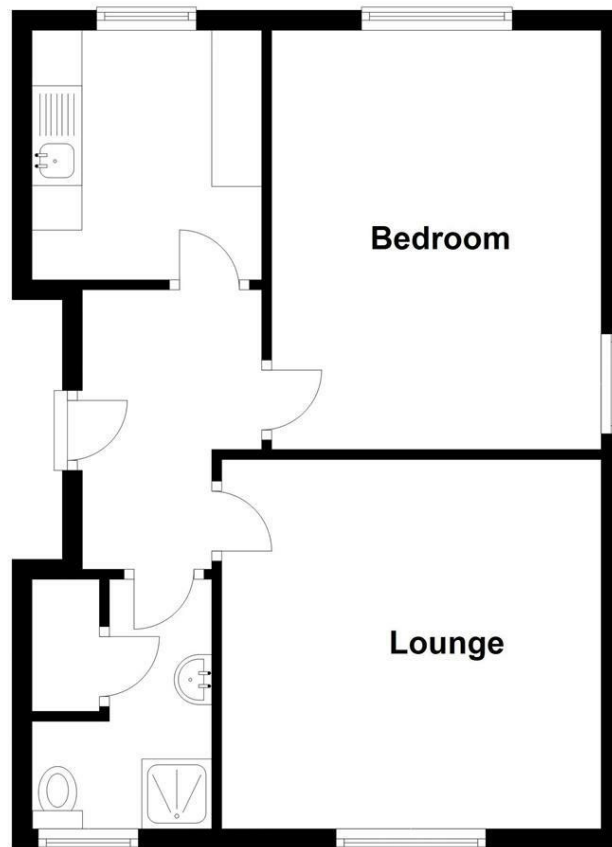
Outside

The property has allocation for one parking bay.

Directions

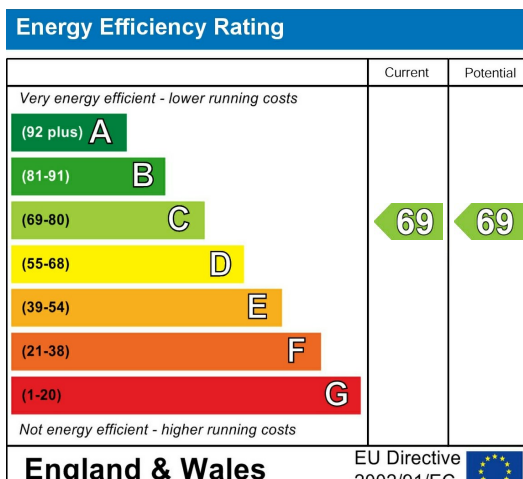
Proceed from Rhyl to Kinmel Bay proceeding over the Foryd bridge. Continue along and prior to the traffic light the property can be seen on the right hand side by way of a For Sale board.





First Floor

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.



Call us on
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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.