



**26 Langford Drive, Kinmel Bay,
Denbighshire, LL18 5NP**

£215,000

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EPC - D59

Council Tax Band - C

Tenure - Freehold

Langford Drive, Kinmel Bay

3 Bedrooms - Bungalow - Detached

Nestled in the charming area of Kinmel Bay, this delightful detached bungalow on Langford Drive offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The bungalow features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The property also benefits from parking, adding to the convenience of this lovely home. Set in a tranquil neighbourhood, this bungalow is not only a comfortable living space but also a gateway to the beautiful surroundings of Kinmel Bay. Whether you are looking to enjoy leisurely walks along the coast or explore the local amenities, this location has much to offer. This property presents an excellent opportunity for those seeking a low-maintenance lifestyle in a desirable area. With its appealing layout and prime location, this bungalow is sure to attract interest. Do not miss the chance to make this charming home your own. EPC is D59. Freehold. Council tax C.



Accommodation

uPVC front door giving access into the halway.

Entrance Hallway

6'4" x 5'1" (1.95 x 1.55)

Having double glazed front window, built in storage cupboard that houses the boiler and mains fuse box.

Lounge

14'10" x 11'5" (4.53 x 3.49)

Having a radiator, T.v connection, fire surround with electric fire, double glazed front window, inset spot lighting, open access to the dining area and fitted kitchen.

Dining Room Area

11'10" x 6'8" (3.62 x 2.04)

Having a double glazed side window, vinyl flooring, modern radiator and open plan access to the kitchen.

Open plan Kitchen

12'9" x 9'2" (3.89 x 2.81)

Fitted with gloss fronted wall, base and drawer units, worktop surfaces with matching upstands, built in oven, electric hob with extractor fan over, plumbing for a washing machine, vertical panel radiator, vinyl flooring, two double glazed side windows plus double glazed back door. Open access to the inner hallway with spotlighting and loft hatch with a pull down ladder.

Bathroom

8'5" x 5'10" (2.59 x 1.80)

Comprising of a vanity wash hand basin, toilet, bath with shower over, clear glass shower screen, wall tiles, inset spotlighting, extractor fan, heated towel rail, vinyl flooring and double glazed side window.

Bedroom 1

11'10" x 8'1" (3.63 x 2.48)

Having a radiator, spot lighting and double glazed rear window.



Bedroom 2

10'11" x 8'7" (3.33 x 2.62)

Having a radiator, inset spotlighting and double glazed rear window.

Bedroom 3

8'11" x 8'1" (2.73 x 2.47)

Having a radiator, spotlighting and double glazed side window.

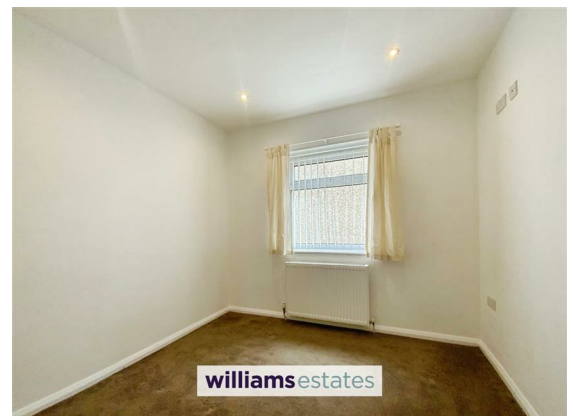
Outside

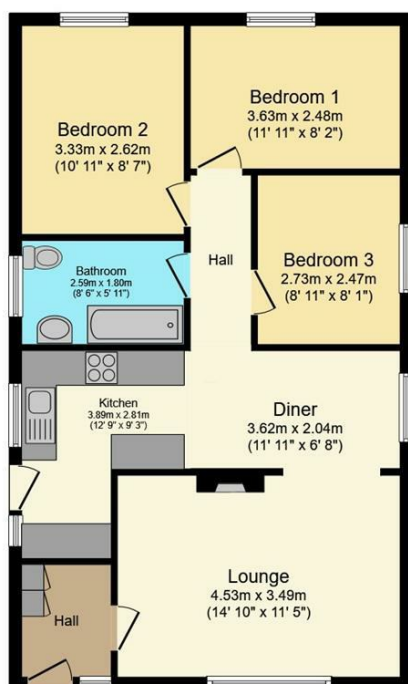
The front offers a driveway for off road parking with the main garden being lawn with flower beds. Timber gates give access to the side of the bungalow.

The rear offers a private garden with lawn, decked patio area plus timber storage shed.

Directions

Proceed onto Wellington Road and head in the direction for Kinmel Bay. Go over the Foryd Bridge and through the traffic lights turning right onto Dinas Avenue then second right into Langford Drive. This bungalow can be located on your left hand side.





Floor Plan

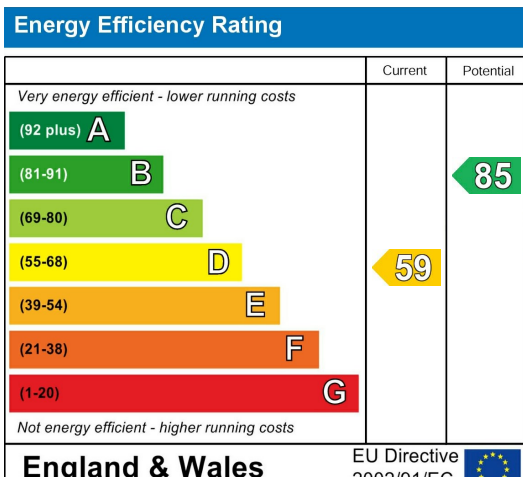
Floor area 73.6 sq.m. (792 sq.ft.)

Total floor area: 73.6 sq.m. (792 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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