

**22 Elwy Circle, Kinnel Bay, LL18 5HF**

**£310,000**

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**EPC - C74    Council Tax Band - E    Tenure - Freehold**



# Elwy Circle, Kinmel Bay

## 3 Bedrooms - Bungalow - Detached

This delightful detached bungalow offers a perfect blend of comfort and convenience. With a modern fitted kitchen, utility, two store rooms and three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The open plan spacious living & dining room provides access to a Victorian style conservatory providing ample space for relaxation and entertaining, making it easy to host friends and family. The bungalow features two bathrooms, ensuring that morning routines are a breeze for everyone in the household. The layout is thoughtfully designed, promoting a sense of openness and light throughout the living spaces. For those with vehicles, the property includes parking on the front driveway, adding to the convenience of everyday living. The surrounding area of Kinmel Bay is known for its friendly community and proximity to local amenities, making it an attractive location for potential buyers. This bungalow is a home waiting to be filled with memories. Whether you are looking to downsize, start a family, or simply enjoy the ease of single-storey living, this property is sure to meet your needs. Do not miss the opportunity to make this lovely bungalow your own. EPC is C74. Freehold. Council tax E.



### Accommodation

Double glazed front door giving access into the entrance hallway.

### Entrance Hallway

Having laminate flooring, radiator, loft hatch, two built in storage cupboards, one housing the boiler, plus French doors that open into the spacious living room.

### Lounge

16'6" x 12'11" (5.05 x 3.96 )

This spacious living room has two radiators, wall light fittings, decorative marble effect fire surround with inset living flame gas fire, T.v connection, double glazed box bay window to the front and open plan access to the dining room.

### Dining Room

13'0" x 8'4" (3.98 x 2.56 )

Having laminate flooring, feature brick wall, wall light, radiator, door to the utility room, door to the kitchen plus double glazed sliding door that provides access into the rear conservatory.

### Conservatory

12'11" x 11'4" (3.96 x 3.46 )

This Victorian style conservatory has power sockets, wall heater, tiled flooring, ceiling fan light, fitted blinds and double glazed French doors that lead out onto the rear patio.

### Kitchen

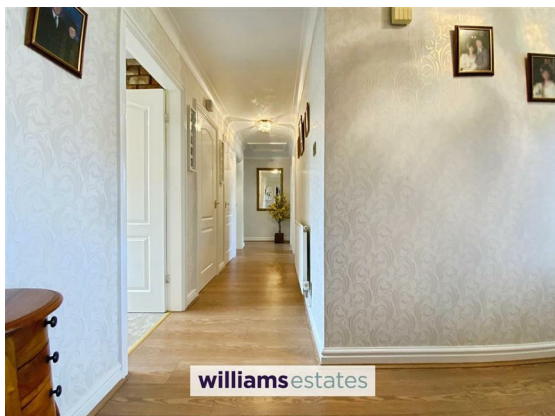
12'7" x 10'2" (3.86 x 3.12 )

Fitted with a good range of wall, base and drawer units, under unit lighting, Granite worktop surfaces, bowl and a half sink with mixer tap, tiled splashbacks, integral fridge freezer, microwave & eye level oven, gas hob with extractor fan over, feature red brick walls, decorative beams, spot lighting, double glazed rear window with roller blind and vinyl tile flooring.

### Bathroom

12'9" x 6'0" (3.90 x 1.84 )

Comprising of a modern vanity wash hand basin with gloss drawer unit, toilet, bath with mixer tap, corner shower enclosure, fully tiled walls, spot lighting, heated towel rail, double glazed rear window and tiled flooring.



### Bedroom 1

14'6" x 10'4" (4.43 x 3.16 )

Fitted with bedroom furniture & built in wardrobes, radiator, double glazed front window, door to the en-suite shower room.

### En-Suite Shower Room

5'8" x 5'0" (1.74 x 1.54 )

Comprising of a pedestal wash hand basin, toilet, shower enclosure, fully tiled walls, vinyl flooring, spot lighting, extractor fan and double glazed side window.

### Bedroom 2

14'7" x 9'10" (4.46 x 3.00 )

Having built in wardrobes & bedroom furniture, radiator and double glazed front window.

### Bedroom 3

10'7" x 8'4" (3.23 x 2.56 )

This third bedroom has a radiator and double glazed window looking over the rear garden.

### Utility Room

7'11" x 6'11" (2.43 x 2.12 )

Having a single drainer sink with base unit, worktop surface, plumbing for a washing machine & dishwasher, wall heater, double glazed window & back door plus door that allows access into the former garage which has been converted to two handy store rooms.

### Middle Store Room

9'2" x 8'5" (2.80 x 2.58 )

Just off the utility, this store room has a loft hatch, mains power and divide with additional door giving access to the front store.

### Front Store

8'5" x 8'3" (2.58 x 2.53 )

Still having the up & over door, mains power & lighting plus this is where the battery pack is for the solar panels.

### Outside

The open plan front garden has a good size lawn with flower beds and mature plans. Adjacent driveway for off road parking. Side access gate to the rear.

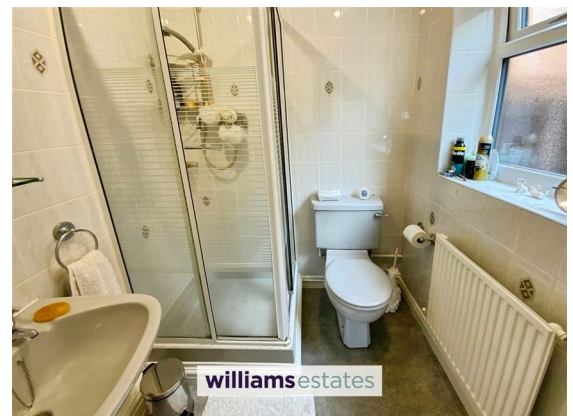
The sunny aspect rear garden is fully enclosed with sizable lawn, edged by well stocked flower beds offering a wide variety of bedding plants, shrubs & trees.

L-shaped patio and timber storage shed.

Outside tap & lighting.

### Directions

Proceed onto Wellington Road and head in the direction for Kinmel bay. Go over the Blue Bridge and at the traffic lights turn left onto St Asaoh Avenue. Go over the next bridge and turn left onto Park Avenue then second right onto Elwy Circle. This bungalow can be located on your right.







Total floor area: 124.4 sq.m. (1,339 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](http://www.Propertybox.io)

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#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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