



4 Cae Blodau, Kinmel Bay, LL18 5LX

£200,000

 2  1  2  D

EPC - D64

Council Tax Band - D

Tenure - Freehold

Cae Blodau, Kinmel Bay

2 Bedrooms - Bungalow - Detached

This extended detached bungalow offers a spacious blend of comfort and convenience. The property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The two bedrooms provide a serene retreat, while the kitchen, utility room and shower room ensures all your needs are met. The bungalow is designed for easy living, with a layout that maximises space and light, creating a warm and inviting atmosphere throughout. The generous parking space accommodates ample parking with access to a garage, adding to the practicality of this lovely home. Situated in a peaceful neighbourhood, this property is just a stone's throw away from local amenities and the beautiful coastline, making it an ideal choice for those seeking a tranquil lifestyle without sacrificing accessibility. Whether you are a first-time buyer, looking to downsize, or seeking a holiday retreat, this bungalow presents an excellent opportunity to enjoy the best of Kinmel Bay living. EPC is 64 D. Freehold. Council tax band D.



Accommodation

Double glazed door giving access into the entrance porch

Entrance Porch

Having a built in meter cupboard and glazed door leads into the long hallway.

Hallway

Having a radiator, loft hatch, built in airing cupboard that houses the boiler and built in floor to ceiling storage cupboards.

Extended Lounge

16'1" x 15'10" (4.92 x 4.84)

This spacious living room has two radiators, double glazed side and rear windows, fire surround with electric fire and open archway to the dining room.

Dining Room

11'5" x 9'6" (3.50 x 2.90)

This room has a radiator and double glazed side window.

Kitchen

12'3" x 10'6" (3.74 x 3.21)

Fitted with white fronted wall, base and drawer units, white worktop surfaces, tiled splashbacks, single drainer sink with mixer tap, plumbing for a dishwasher, built in microwave, double oven, corner fitted gas hob with extractor fan over, glass wall unit, additional units with lower breakfast bar, radiator, window to the utility room plus timber stable door that gives access into the utility room.

Utility Room

10'1" x 6'5" (3.08 x 1.96)

Having plumbing for a washing machine, space for a fridge freezer, double glazed side & rear windows plus double glazed doors to the side and to the rear garden.



Bedroom 1

15'8" x 11'7" (4.79 x 3.54)

Having a radiator, built in mirrored wardrobes and surrounding bedroom furniture plus double glazed front window.

Bedroom 2

11'5" x 9'6" (3.50 x 2.90)

Having a radiator, wardrobes and double glazed front window.

Shower Room

10'7" x 4'7" (3.25 x 1.41)

Comprising of a corner fitted shower enclosure, wall tiles, corner fitted vanity units with wash basin, worktop surface and toilet, heated towel rail, lighted mirror and double glazed side window.

Garage

19'1" x 11'3" (5.82 x 3.44)

With electric access door, mains power and lighting. Side window and timber side door.

Outside

Wide concrete imprint driveway provides ample off road parking and leads down the side of the bungalow and upto the garage. The main garden is lawned with mature trees. Side gate to the rear garden.

The enclosed sunny aspect back garden has a concrete imprint patio, perfect for Al-Fresco dining.

Directions

Proceed onto Wellington Road and head in the direction for Kinmel Bay. Go over the Foryd Bridge and at the traffic lights turn left onto St Asaph Avenue. Go over the next bridge and turn right onto Cader Avenue then first left onto Dulas Avenue. At the end of this road turn left onto Cae Blodau and this detached bungalow can be located on your right hand side.





Floor Plan
Floor area 114.1 sq.m. (1,228 sq.ft.)

Garage
Floor area 20.6 sq.m. (222 sq.ft.)

Total floor area: 134.7 sq.m. (1,450 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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