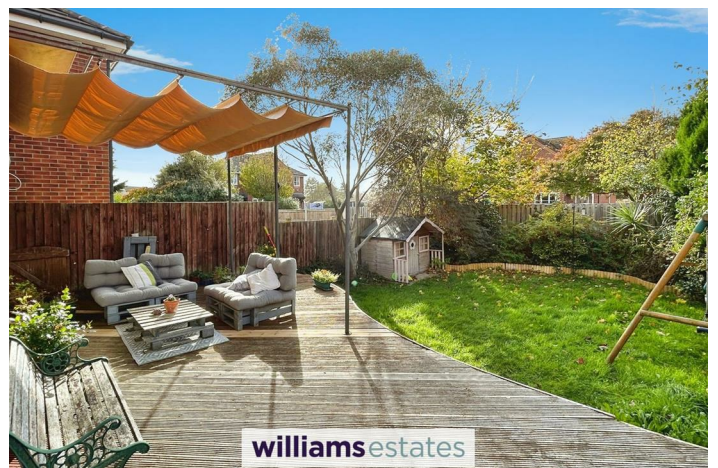




**6 Llys Claerwen, Kinmel Bay, Conwy,
LL18 5FX**

£225,000

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EPC - C73 Council Tax Band - D Tenure - Freehold

Llys Claerwen, Kinmel Bay

3 Bedrooms - House - Detached

Llys Claerwen presents an excellent opportunity for those seeking a delightful detached house. This well-appointed property boasts three bedrooms and benefits from having a master en-suite shower room, making it ideal for families. The heart of the home is a welcoming reception room, perfect for relaxation or entertaining friends and family with French doors giving access to the kitchen diner. With two bathrooms, morning routines will be a breeze, offering convenience and privacy for all occupants. The property also includes parking on your private driveway with access to the attached garage, a valuable feature in this desirable location. Kinmel Bay is known for its friendly community and proximity to beautiful coastal scenery, making it an attractive place to live. This house is not just a property; it is a place where memories can be made. If you are looking for a home that combines comfort, space, and a wonderful location, Llys Claerwen is worth considering. EPC C73 Freehold. Council tax band D. Call Rhyl 01745 369 444 to arrange a viewing.



Accommodation

Double glazed front door giving access into the hallway.

Hallway

With radiator, staircase off, laminate flooring, door into the ground floor toilet.

Ground Floor Toilet

5'8" x 3'2" (1.75 x 0.98)

Comprising of a pedestal wash hand basin, tiled splashback, push button toilet, laminate flooring and double glazed window to the front.

Lounge

14'5" x 13'1" (4.41 x 4.00)

Having a coved ceiling, radiator, wall lighting, T.v connection, fire surround with electric fire, under stairs storage cupboard, double glazed window to the front with fitted blinds and attractive french doors provide access into the kitchen.



Kitchen Diner

16'4" x 9'8" (5.00 x 2.96)

Fitted with wall, base and drawer units, under unit lighting, wall tiling, void for a slot in cooker with extractor hood over, stainless steel bowl and a half single drainer sink with mixer tap, voids for fridge freezer, plumbing for a dishwasher and washing machine, space to dine, radiator, double glazed window to the rear plus double glazed sliding doors that provide access to the rear garden and decked sun terrace.

Landing

With airing cupboard, loft access hatch and double glazed window to the side.

Bedroom One

10'6" x 9'8" (3.22 x 2.96)

Having a radiator, double glazed window to the front and door to the en-suite shower room.



En-Suite Shower Room

7'5" x 3'3" (2.28 x 1.00)

Comprising of a push button toilet, pedestal wash hand basin, shower enclosure, wall tiling, extractor fan, shaver socket, heated towel rail, vinyl flooring, inset spotlighting and double glazed window to the side.

Bedroom Two

9'11" x 8'3" (3.04 x 2.53)

With radiator and double glazed window to the rear.

Bedroom Three

7'9" x 6'7" (2.38 x 2.01)

Having a radiator and double glazed window to the rear.

Bathroom

6'3" x 5'10" (1.92 x 1.80)

Having a white suite comprising of a pedestal wash hand basin, push button toilet, panelled bath, wall tiling, radiator, inset spotlighting, extractor fan and double glazed window to the front.

Outside

The front is open plan with double driveway that leads up to the garage. The main garden is lawned and a timber side gate allows access to the rear garden.

The Rear garden has a large decked sun terraced which can be accessed via the dining room, steps then lead down onto the main lawned garden which has flower beds stocked with a variety of plants.

Garage

16'7" x 10'0" (5.05 x 3.05)

Having up and over door, main power and overhead storage.

Directions

Proceed onto Wellington Road and head towards Kinnel Bay. Go over the Blue Bridge onto Foryd Road then turn left at the crossroads onto St Asaph Avenue. Continue over the next Bridge and then turn left onto Owain Glyndwr. Follow this Road to the end and turn right into Llys Clarewen. This property can be located on your right.





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	73	78
(55-68) D		
(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.

**williams
estates**

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