



williams estates



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**54 Clwyd Park, Kinmel Bay, Conwy, LL18
5EJ**

£295,000

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EPC - D67 Council Tax Band - E Tenure - Freehold

Clwyd Park, Kinmel Bay

4 Bedrooms - House - Detached

NO CHAIN. Executive detached-house with sunny aspect rear enclosed garden with covered pagoda & patio. The accommodation offers a wide hallway, ground floor toilet, utility room, additional room, family lounge, L-shaped modern kitchen diner. On the upper floor there is a gallery landing, bathroom plus four double bedrooms with master en-suite shower room. Having double glazing, gas central heating, large driveway with ample parking for a number of vehicles. EPC is D 67. Freehold. Council Tax band E



Accommodation

Double glazed front door giving access into the spacious hallway.

Entrance Hallway

10'9" x 10'2" (3.28 x 3.10)

Spacious hallway with laminate flooring, decorative wall light with shelf, radiator, turned staircase to the gallery landing.

Ground floor toilet

4'4" x 4'4" (1.32 x 1.32)

comprising of a vanity wash hand basin, toilet, radiator, part tiled walls and tiled flooring plus timber framed double glazed window.

Utility Room

11'1" x 6'6" (3.38 x 1.98)

Having plumbing for a washing machine, radiator, wall mounted boiler, side window and door to the additional room.

Additional Room

15'10" x 16'8" (4.83 x 5.08)

This spacious room was formally the double garage and can be easily converted back if needed.

Having two side windows, radiators and T.v connection.

Family Lounge

22'10" x 11'8" (6.96 x 3.56)

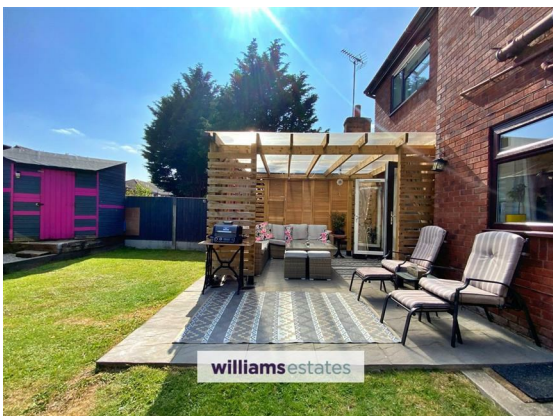
Having modern wall light fittings, radiators, T.v connection, double glazed front window, fire surround with electric fire, double glazed French doors that lead out to the rear Pagoda & covered patio. Glazed doors to the dining room and modern kitchen.



Kitchen Diner

22'2" x 17'11" (6.76 x 5.46 (6.75 x 5.45))

Fitted with a wide range of modern wall, base and drawer units, wine rack, worktop surfaces, tiled splash-backs, bowl and a half single drainer sink, plumbing for a dishwasher, built in double oven, five ring gas hob, lighting, radiators, laminated flooring, double glazed rear window, side door plus a handy walk in larder store with shelving. Dining area has a half divide with another double glazed window looking over the private garden, glazed doors lead into the lounge.



First Floor Landing

Bright and airy galleried landing with white painted balustrades, two hardwood double glazed windows to the front and doors off:

Bathroom

7'10" x 7'6" (2.39 x 2.29)

Comprising of a pedestal wash hand basin, toilet, bath with electric shower over, tiled walls, heated towel rail and double glazed rear window.

Bedroom 1

13'5" x 11'9" (4.09 x 3.58)

having a radiator, double glazed rear window, t.v connection, mirrored wardrobes and door leading to the en-suite shower room.

En-Suite Shower Room

7'6" x 5'1" (2.29 x 1.55)

Comprising of a pedestal wash hand basin, toilet and double corner fitted shower enclosure with sliding door, floor & wall tiles, spot lights and double glazed window.

Bedroom 2

11'8" x 9'1" (3.56 x 2.77 (3.55 x 2.78))

With radiator, t.v connection and double glazed front window.

Bedroom 3

11'1" x 10'1" (3.38 x 3.07)

Having a radiator, t.v connection and double glazed front window.

Bedroom 4

9'10" x 8'6" (3.00 x 2.59 (2.99 x 2.58))

Having laminate flooring, radiator and double glazed rear window.

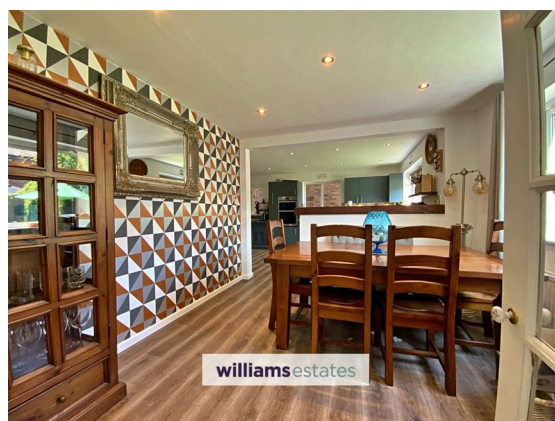
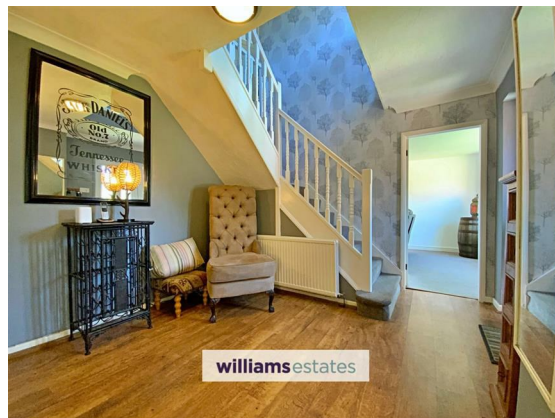
Outside

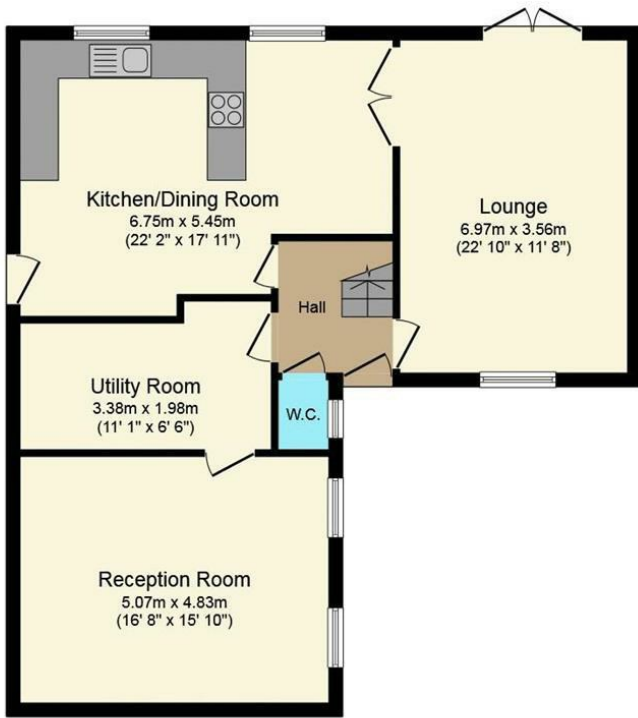
Access is via decorative gates leading to the larger than average driveway providing parking for a number of vehicles. The front has lawn and flower beds & shrubs. Side access to the rear garden.

The rear offers a sunny aspect and fully enclosed garden of which is mainly laid to lawn, just off the lounge is a bespoke Pagoda offering a covered area for Alfresco dining, additional patio area to the far corner plus two spacious timber storage shed with mains power.

Directions

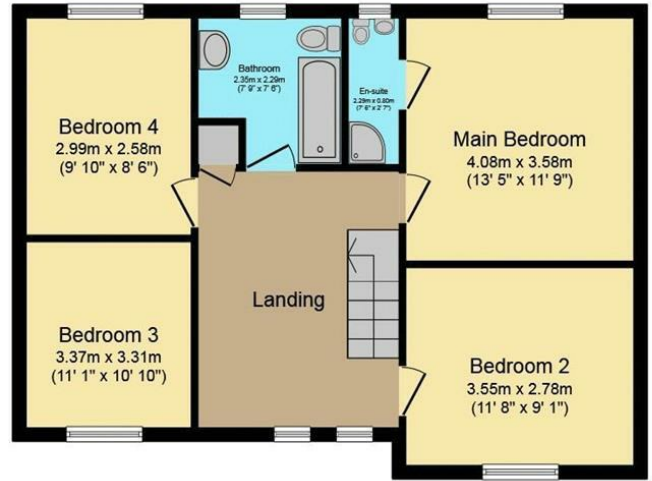
Proceed onto Wellington Road and head towards Kinmel Bay. Go over the Foryd bridge and turn left onto St Asaph Avenue. Proceed along this Road toward the garden centre, turn left onto Clwyd Park. This property can be found on your right hand side.





Ground Floor

Floor area 74.2 sq.m. (798 sq.ft.) approx



First Floor

Floor area 62.8 sq.m. (675 sq.ft.) approx

Total floor area 136.9 sq.m. (1,474 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	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	

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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.