



20 Parc Morfa, Kinnel Bay, Conwy, LL18 5LF

£205,000

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EPC - C69 Council Tax Band - C Tenure - Freehold

Parc Morfa, Conwy

3 Bedrooms - House - Semi-Detached

Located on Parc Morfa, Kinmel Bay, this delightful semi-detached house offers a perfect blend of modern living and comfort. Built in around 2007, the property boasts a contemporary design that is both stylish and functional. Upon entering, you are welcomed into a spacious open plan reception room with stairs to the upper floor, ideal for relaxing or entertaining guests. The house features a kitchen diner with access to a rear conservatory plus offers three bedrooms, providing ample space for families or those seeking a home office. With a ground floor toilet and two bathrooms, morning routines are made easy, ensuring convenience for all residents. The property also includes parking on the side driveway, a valuable asset in this desirable location. Kinmel Bay is known for its friendly community and proximity to local amenities, making it an excellent choice for families and professionals alike. With its modern features and inviting atmosphere, it is sure to appeal to a wide range of buyers. EPC is C69. Freehold. Council tax band C. Contact Rhyl on 01745 369 444.



Accommodation

Enter via a double glazed front door into the hallway.

Hallway

Door into WC.

WC

With pedestal wash hand basin, toilet, radiator, extractor fan and double glazed front window.

Lounge

17'1" max x 15'5" (5.23 max x 4.72)

Open plan with staircase to the first floor, decorative fire surround with electric fire, T.v connection, radiator and double glazed bay window to the front.

Kitchen Diner

17'0" x 9'10" (5.20 x 3.02)

Fitted with a range of wall, base and drawer units, complementary worktop surfaces and matching up-stands, concealed boiler, single drainer sink with mixer tap, built in oven with gas hob and extractor hood, void for fridge freezer, integrated washing machine, tiled flooring space to dine, double glazed window to the rear and double glazed french doors opening into the conservatory.

Conservatory

10'1" x 8'9" (3.09 x 2.68)

Being fully double glazed with fitted blinds, tile effect laminate flooring and double glazed french doors opening to the back garden.

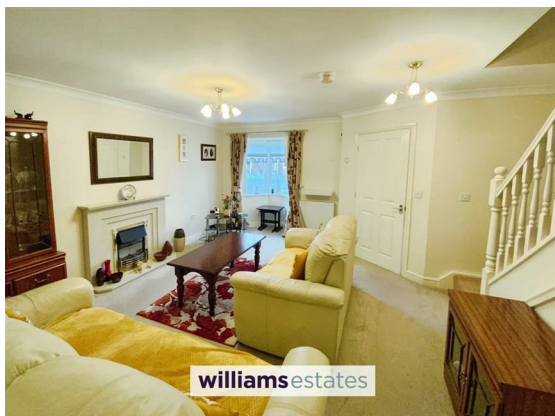
First floor landing

Spacious landing with loft access hatch and built in storage cupboard.

Bedroom 1

11'1" x 9'6" (3.38 x 2.92)

With radiator and double glazed window to the front. Door to en suite



En-Suite Shower Room

7'3" x 3'10" (2.23 x 1.17)

Comprising of a pedestal wash hand basin, push button toilet, shower enclosure with glass sliding door, wall tiling, shaver socket, extractor fan, radiator and double glazed window to the side.

Bedroom 2

10'4" x 9'6" (3.15 x 2.90)

With radiator and double glazed window to the rear.

Bedroom 3

7'6" x 9'8" (2.31 x 2.97)

With radiator and double glazed window to the front.

Bathroom

7'3" x 6'4" (2.21 x 1.94)

Comprising of a pedestal wash hand basin, push button toilet, panelled bath with mixer shower attachment, shaver socket and double glazed window to the rear.

Outside

The front offers a lawned garden with paved path leading to the front door and driveway to the side.

The rear garden is laid to lawn with paved patio and flower beds stocked with mature plants and trees, greenhouse and timber shed.

Directions

Proceed onto Wellington road and head in the direction for Kinmel Bay. Go over the Foryd Bridge and at the crossroads turn left onto St Asaph Avenue. Follow this Road over the next bridge and turn right onto Cadr Avenue. At the end of this Road go past the Primary School and turn right onto Parc Morfa. This house can be located on your right hand side.





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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

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	69	75
(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.

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