



**1 Garth Morfa, Kinmel bay,
Denbighshire, LL18 5DX**

£220,000

 3  1  2  C

EPC - C69 Council Tax Band - C Tenure - Freehold

Garth Morfa, Kinmel bay

3 Bedrooms - House - Semi-Detached

Nestled in the charming area of Garth Morfa, Kinmel Bay, this modern semi-detached house presents an excellent opportunity for families and professionals alike. With three bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home. The property features a newly fitted extended kitchen, contemporary bathroom, designed with modern fixtures to cater to your daily needs. The layout is practical and flows seamlessly, ensuring that every corner of the home is utilised effectively. One of the standout features of this residence is the parking space, a valuable asset in today's busy world. This convenience allows for easy access and peace of mind, particularly in a family setting. Garth Morfa is known for its friendly community atmosphere and proximity to local amenities, making it an ideal location for those seeking a balance of tranquillity and accessibility. This semi-detached house is not just a place to live; it is a place to call home. Whether you are looking to settle down or invest, this property is sure to meet your needs. Don't miss the chance to view this delightful home in Kinmel Bay. EPC C69. Freehold. Council tax band C.



Accommodation

Double glazed front door giving access into the hallway

Entrance Hallway

Having a radiator, stairs to the upper floor and door leading into the lounge.

Lounge

14'3" x 12'3" (4.34 x 3.73)

Having a radiator, t.v connection, feature fire surround with inset fire, double glazed front window and open plan access to the dining room.

Dining Room

15'7" x 8'10" (4.75 x 2.71)

With laminate flooring, radiator, double glazed rear window, door to the ground floor toilet and double glazed glazed French doors giving access to the newly fitted kitchen.

Ground Floor toilet

Comprising of a modern vanity wash hand basin, toilet, tiled flooring and double glazed side window.

Extended Kitchen

13'6" x 8'0" (4.13 x 2.46)

This newly fitted kitchen has modern gloss fronted wall, base and drawer units, worktop surfaces, five ring gas hob with extractor fan over, built in double oven, plumbing and space for American style fridge freezer, tiled flooring, radiator, double glazed rear window, spot light fitting, tiled flooring and double glazed side door.

First Floor Landing

Bathroom

6'4" x 5'10" (1.93 x 1.78)

Comprising of a modern vanity wash hand basin, push button toilet, bath with shower over, glass shower screen, wall tiles, shaver socket, radiator and double glazed rear window.



Bedroom 1

12'5" x 9'0" (3.78 x 2.74 (3.79 x 2.75))

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

Bedroom 2

11'0" x 8'11" (3.35 x 2.72)

With radiator and double glazed rear window overlooking the rear garden.

Bedroom 3

9'1" max x 6'5" (2.77 max x 1.96)

Having a built in storage cupboard, radiator and double glazed front window.

Outside

The front offers a driveway that leads to a side car port and rear garage. The main front garden offers a variety of shrubs plus a side gate leads to the rear garden. The rear offers a sunny aspect garden being low maintenance and providing a paved and blocked patio areas with raised borders, timber store and easy access into the side of the garage.

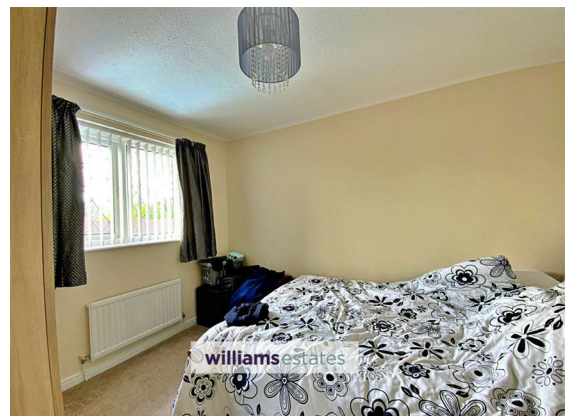
Garage

17'3" x 8'11" (5.26 x 2.72)

Having up & over door, mains power & lighting, window and side door.

Directions

Proceed onto Wellington Road and head toward Kinmel Bay. Continue over the Foryd Bridge turning left at the lights onto St Asaph Avenue. Follow this Road and turn left onto Clwyd Park this property will be found on entering Garth Morfa on your left hand side.





Total floor area: 78.5 sq.m. (845 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		85
(69-80) C	69	
(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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