



**6 Llys Dafydd, Kinmel Bay, Conwy, LL18  
5FS**

**£200,000**

 3  2  1  C

**EPC - C70    Council Tax Band - C    Tenure - Freehold**



# Llys Dafydd, Kinmel Bay

## 3 Bedrooms - House - Semi-Detached

This semi detached house is well presented throughout and briefly affords the entrance hallway, lounge, modern kitchen diner, rear sun room and on the upper floor there is the landing, family bathroom, three bedrooms plus master en-suite shower room. Having double glazing, gas central heating, driveway parking, open plan front garden plus sunny aspect rear garden. EPC is 70C. Freehold. Council tax band C.



### Accommodation

Via a double glazed front door into the porch.

### Porch

With laminate flooring, double glazed windows and double glazed composite door into the hallway.

### Hallway

Having radiator and stairs to first floor.

### Lounge

11'5" x 16'4" (3.48 x 4.99)

Having TV connection point, radiator, under stairs storage cupboard housing the boiler and fuse box and double glazed window to the front. Door to kitchen diner

### Kitchen/Diner

14'7" x 9'5" (4.46 x 2.88)

Fitted with a range of wall, drawer and base units, complementary worktop surfaces, tiled splash backs, bowl and a half sink with mixer tap, built in double oven and gas hob with extractor hood over, space for fridge freezer, plumbing for washing machine, space to dine, laminate flooring, radiator, double glazed window and double glazed sliding door into the sun room.

### Sun Room

12'6" x 7'3" (3.81 x 2.21)

Having a warm roof conversion system, tile effect laminate flooring, radiator double glazed windows and double glazed french doors onto the rear garden.

### Landing

With loft access hatch and pull down ladder, built in storage cupboard with radiator and double glazed window to the side.

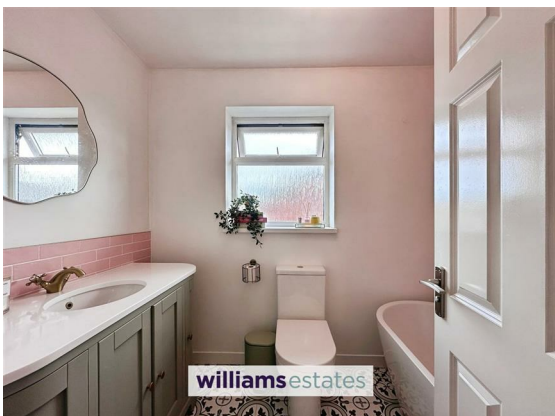
### Bedroom 1

8'8" x 11'3" (2.64 x 3.43)

With radiator and double glazed window to the front. Door to ensuite

### En-suite

Comprising of a pedestal wash hand basin, toilet, shower enclosure, radiator, wall tiling and extractor fan.



### Bedroom 2

7'6" x 8'5" (2.29 x 2.57)

With built in wardrobes, radiator and double glazed window to the rear.

### Bedroom 3

8'0" x 5'10" (2.44 x 1.78)

With built in bedroom furniture, radiator and double glazed window to the front.

### Bathroom

8'0" x 5'5" (2.45 x 1.67)

Comprising of a low flush WC, bespoke vanity wash hand basin with mixer tap, freestanding bath with mixer tap and telephonic shower head, wall mounted towel rail and double glazed window to the rear.

### Outside

The front offers driveway parking and lawned garden. Side access to the rear.

The rear garden offers paved patio, artificial lawn and covered gazebo.

### Directions

Proceed onto Wellington Road and head towards Kinmel Bay, continue over the Foryd Bridge and turn left onto St.Asaph Avenue. Turn left into Owain Glyndwr then right into Llys Dafydd, this house can be seen on your left.





Total floor area 79.7 m<sup>2</sup> (858 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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