

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers
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The Property Ombudsman Registration Number - N00766-0

NEW



64 Owain Glyndwr, Kinmel Bay, LL18 5FE

An opportunity to acquire an immaculately presented Detached family home situated in a sought after residential location with easy access to neighbouring towns, Ysbyty Glan Clwyd and the A55 Expressway.

The property offers spacious and well arranged accommodation briefly affording Entrance Hall, Cloaks Off, Lounge, Dining Room, Fitted Kitchen, Utility Room, Conservatory and Ground Floor Bedroom. To the First Floor: Master Bedroom with En Suite Shower Room, 2 further Bedrooms and a modern Family Bathroom with 3 piece white suite. To the exterior there is a front garden with shaped lawn and double driveway providing off road parking. Enclosed rear garden with lawned area, patio area and Tool Shed.



£269,950

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Open Canopy Porch

Giving access to composite double glazed front door.

Entrance Hall

With laminate flooring.

Lounge

10'4 x 13'9 (3.15m x 4.19m)

uPVC double glazed bay window, wall mounted feature electric fire, power points, radiator, laminate flooring and wiring for wall lights. Built in storage cupboard.

Dining Room

9'6 x 8'9 (2.90m x 2.67m)

Power points, laminate flooring and radiator. Double glazed sliding patio doors giving access to Conservatory.

Rear Conservatory

15'4 x 12'2 (4.67m x 3.71m)

With double glazed windows and double glazed French doors giving access to the rear garden. Laminate flooring and power points.

Fitted Kitchen

9'6 x 7'8 (2.90m x 2.34m)

With a range of base units and matching wall cupboards complimented by rounded edge work surfaces with tiled splash backs. Gas hob with extractor hood over and Bosch electric oven below. Inset stainless steel sink with rinsing sink and mixer tap. Space for fridge freezer, radiator, inset spotlights and ceramic tiling to floor. Double glazed window.

Utility Room

Having rounded edge work surfaces with space below for automatic washing machine and tumble dryer. Larder unit. Ceramic tiling to floor, radiator, power points and extractor fan. Personnel door to side path and rear garden.

Cloakroom Off

Having a two piece white suite comprising push button low flush WC and corner pedestal wash hand basin. Radiator, ceramic tiling to floor and double glazed window with obscure glass.

Ground Floor Bedroom 4

8'6 x 16'7 (2.59m x 5.05m)

Radiator, power points, double glazed window, carpet. Enclosed in a cupboard is the gas fired combination central heating boiler.

FIRST FLOOR LANDING

Carpet, loft access, power points and built in storage cupboard.

Master Bedroom

14'6 x 11'10 (4.42m x 3.61m)

Double glazed window, power points, carpet and radiator.



Shower En Suite Off

Comprising of push button WC, pedestal wash hand basin, shower enclosure with shower control unit and shower head. Ceramic tiling to floor and double glazed window with obscure glass. Shaver point, extractor fan and inset spotlights.

Bedroom 2

8'2 x 11'8 (2.49m x 3.56m)

Power points, carpet, radiator and double glazed window. Built in double doored wardrobe.

Bedroom 3

8'6 x 11'6 (2.59m x 3.51m)

Power points, carpet, radiator and double glazed window.

Family Bathroom

Comprising of a three piece white suite of panelled bath, push button WC and pedestal wash hand basin. Radiator, carpet, inset spotlights, extractor fan and double glazed window with obscure glass.

Exterior

There are garden areas to the front and rear. Front garden being mainly lawned. Double tarmacadamed driveway providing off road parking. Outside security lighting. Enclosed rear garden having Yorkshire stone style flagged patio area, artificial grass, mature trees and Tool Shed.

Directions

From Rhyl proceed via Wellington Road(A548) over the blue bridge and onto Kinmel Bay. Turn left at the traffic lights opposite ASDA onto St Asaph Avenue, proceed along over the railway bridge and take the second turning left into Owain Glyndwr, follow the road down and Number 64 will be found on the right hand side.

Agents Notes

Please Read Carefully

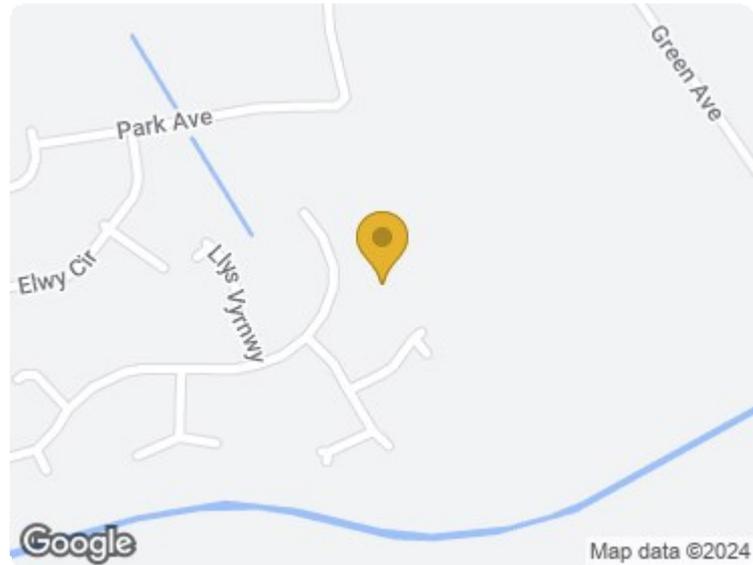
1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 18th April 2024
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND E - FREEHOLD





GROUND FLOOR

1ST FLOOR



We believe every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or false statements. This plan is for information purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with floorplan 12024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		74	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		



Nicholas Redfean
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 Practice Manager- Louise Bullock

