

# Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Chartered Surveyors, Valuers, Estate Agents and Auctioneers  
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**20 Rhys Avenue, Kinmel Bay, Conwy LL18 5NS**

**£150,000**

An opportunity to acquire a Detached Bungalow within close proximity of the seafront.

Well laid out accommodation briefly affording: Hallway, Kitchen, Lounge/Diner, Shower Room with 3 piece suite and 2 Double Bedrooms. To the exterior there are gardens to the front and rear with a good sized enclosed rear garden.

Walking distance to the seafront, shops and amenities. Upvc double glazing and Gas Central Heating.

Ideal retirement home, holiday home or second home.



## Hallway

Feature laminate flooring and white uPVC double glazed window

## Lounge

15'10 x 11'10 (4.83m x 3.61m)

Ornamental fire surround having living flame gas fire fitted. Two white uPVC double glazed windows, radiators, matching laminate flooring and power points.



## Kitchen

9'11 x 5'9 (3.02m x 1.75m)

White uPVC double glazed window and matching white uPVC double glazed exterior door. Fitted out with a range of light oak effect base units and matching wall cupboards complimented by rounded edge work surfaces with tiled splash backs. Inset stainless steel sink unit with rinsing sink and mixer tap. Electric hob with extractor hood over and matching electric oven below. Plumbing for automatic washing machine and space for fridge freezer. Wall mounted gas combination boiler. Vinyl floor covering

## Inner Hall

With loft access and door off to

## Bedroom 1

17'3 x 8' (5.26m x 2.44m)

Radiator, power points, carpet and double aspect white uPVC double glazed windows.



## Bedroom 2

14'4 x 8'10 (4.37m x 2.69m)

With double aspect white uPVC double glazed windows. Power points, carpet and two radiators.

## Shower Room

Comprising of a three piece white suite of wash hand basin in vanity unit with mixer taps, push button low flush WC and shower enclosure with Creda electric shower fitted. Ladder style radiator, inset spotlights, extractor fan and vinyl floor covering.



## Exterior

There are garden areas to the front and rear. Ornamentally laid out front gardens with golden gravelled area providing off road parking and an enclosed rear garden with lawn, flagged patio area and Timber Tool Shed.

## Directions

On entering Kinmel Bay via the blue harbour bridge proceed onto Foryd Road to the traffic lights, proceeding straight ahead and continue along taking the 2nd right into Dinas Avenue and then 2nd left into Rhys Avenue and Number 20 can be seen on the left 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 26th May 2022
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. Could we request that any offer submitted is done so via email along with your source of finance to meet regulations.
10. COUNCIL TAX BAND B - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs	(82 plus) A	83	
(81-81)	B		
(79-80)	C		
(76-88)	D		
(59-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



Regulated by RICS  
David K. Jones BSc(Hons) FRICS Registered Valuer  
Nicholas Redfearn

