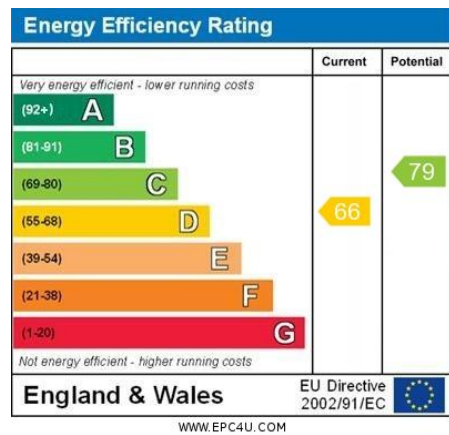




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COUNCIL TAX BAND
Tax band F

TENURE
Freehold

LOCAL AUTHORITY
Conwy County Council

DATE:
29th April 2021



19 Parc Tudur, Kinmel Bay, Conwy, LL18 5JW

£299,950

- Detached house
- Ample off street Parking
- Four bedrooms
- Open field and hillside views

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CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
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This superior four bedroom detached family home is situated within the resort town of Kinmel Bay being within driving distance of the seafront, promenade and the Asda store. Internally it offers two reception rooms, groundfloor cloaks, kitchen, utility and four double bedrooms to the first floor with family bathroom. Having the benefit of a double garage, off street parking and a sunny rear garden enjoying countryside views.

TIMBER DOOR: into RECEPTION HALL:

14' 6" x 10' 3" (4.42m x 3.13m) With power points, radiator in decorative cover and cupboard providing ample storage and housing the electric consumer unit.

LOUNGE:

22' 5" x 13' 0" max (6.84m x 3.97m) With two single panel radiators, power points, T.V, aerial point, large feature inglenook brick fireplace with brick coal fire insert with timber over mantle, timber double glazed window overlooking the front and timber double glazed ledged French doors with timber ledged windows to side leading onto the rear garden with countryside views.

KITCHEN:

11' 7" x 11' 0" (3.55m x 3.36m) Having an array of units to include wall cupboards, worktop surfaces with drawer and base cupboards beneath, double drainer stainless steel sink with mixer tap over, space for tall standing fridge/freezer, space for double oven with extractor fan over, space and plumbing for slimline dishwasher, part tiled walls, vinyl floor, power points, inset spot lighting, timber double glazed ledged windows overlooking the rear with countryside views.

UTILITY ROOM:

7' 7" x 4' 11" (2.32m x 1.50m) Having the continuation of the vinyl floor, wall cupboards, worktop surface with base cupboards beneath, space and plumbing for automatic washing machine, space for dryer, extractor fan, inset spotlighting, part tiled walls, power points, cupboard housing the recently installed 'Ideal' combination boiler which supplies the domestic hot water and radiators, timber double glazed ledged window over the rear and timber door leading onto the rear garden.

DINING ROOM:

10' 11" x 9' 6" (3.33m x 2.90m) With power points, radiator and timber double glazed ledged windows overlooking the front.

GROUND FLOOR CLOAKS:

6' 5" x 2' 11" (1.98m x 0.91m) Having low flush W.C, pedestal wash hand basin with tiled splashback, radiator and timber double glazed ledged frosted window.

TURNUED STAIRCASE:

From the reception hall leading to:

GALLERIED LANDING:

15' 5" x 10' 2" (4.72m x 3.12m) With radiator, power points, linen store providing ample storage with radiator, inset spotlighting, timber double glazed ledged picture window overlooking the front and a further timber double glazed ledged window overlooking the front.

MASTER BEDROOM:

12' 4" x 11' 5" (3.77m x 3.49m) Having built-in double door wardrobes providing ample hanging space, radiator, power points and timber double glazed windows overlooking the rear with countryside views.

ENSUITE:

6' 1" x 4' 10" (1.87m x 1.49m) Having a three piece with low flush W.C, pedestal wash hand basin, shower cubicle with electric shower over, part tiled walls, radiator, extractor fan, inset spotlighting and timber double glazed ledged frosted window.

BEDROOM TWO:

11' 8" max x 11' 4" (3.57m x 3.46m) With power points, radiator, built-in cupboard providing ample hanging space and timber double glazed ledged window overlooking the front.

BEDROOM THREE:

11' 2" x 9' 6" (3.42m x 2.91m) With power points, radiator and timber double glazed ledged window overlooking the front.

BEDROOM FOUR:

11' 6" x 8' 3" (3.51m x 2.53m) With power points, radiator and built-in cupboard providing ample hanging space and timber double glazed ledged window overlooking the rear with countryside views.

BATHROOM:

7' 8" x 5' 9" (2.34m x 1.77m) Having a three piece suite comprising low flush W.C, pedestal wash hand basin, tiled panelled bath with telephonic shower head over, part tiled walls, extractor fan, inset spotlighting, tiled floor, radiator and timber double glazed ledged frosted window.

OUTSIDE:

Brick paved driveway providing ample off street parking leading to a detached double garage with dual up and over doors, power and light. Double timber gate which leads onto a hard standing area leading down to the rear garden with a further pedestrian timber gate to the far side of the property which also leads to the rear garden with electric and gas meters. The rear garden is mainly laid to lawn with a decking area, swimming pool with stainless steel ladder, brick built pump house (pump currently not in use) and it is bounded by timber fencing. The rear garden enjoys a sunny position with countryside views.

DIRECTIONS:

Proceed away from the Rhyl office along Kinmel Street, proceed onto Wellington Road towards Kinmel Bay. At the Kinmel Bay traffic lights turn left onto St Asaph Avenue, over the bridge continue down turning left onto Denbigh Circle first right into Holywell Crescent, second left into Parc Tudur where the property can be seen at the head of the cul-de-sac on the left by way of a For Sale board.

