



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Conwy County Borough Council

**DATE:**

6<sup>th</sup> June 2021



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1 Moelwyn Avenue North, Kinmel Bay, Conwy, LL18 5DF

Price £195,000

- Detached house
- Four bedrooms
- Downstairs bedroom with wet room
- Large rear garden

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008  
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



This beautifully presented four bedroom detached family home comes with ample off street parking to the front and enjoys a well stocked large rear garden with summer house. It benefits from a ground floor bedroom with wet room, two reception rooms and kitchen to the ground floor and three good size bedrooms with family bathroom to the first floor. Positioned in the popular seaside location of Kinmel Bay it is close to shops a local GP practice and easy access to the A55 express way. Viewings highly recommend.

**UPVC DOUBLE GLAZED FROSTED DOOR:** Into:

**PORCH:**

5' 7" x 4' 3" (1.72m x 1.30m) With dual uPVC double glazed frosted windows, laminate floor, gas meter and timber glazed door into:

**RECEPTION HALL:**

13' 10" x 6' 4" over stairs (4.23m x 1.94m) With laminate floor, radiator, power points, dado rail, coved ceiling and understairs space ideal for office area.

**LOUNGE:**

13' 10" x 11' 5" (4.24m x 3.48m) Having laminate floor, coved ceiling, feature marble fireplace with marble effect back and hearth with gas fire insert, T.V aerial point, power points, radiator and uPVC double glazed window overlooking the front of the property.

**DINING ROOM:**

13' 11" x 10' 9" (4.26m x 3.30m) Having laminate floor, power points, radiator, T.V aerial point, feature fireplace with tiled back and marble effect hearth with gas fire insert, coved ceiling and uPVC double glazed French doors leading onto the rear garden with uPVC double glazed panels to side.

**KITCHEN:**

15' 1" x 8' 4" (4.60m x 2.55m) Having a comprehensive range of units to include wall cupboards, wall display units, worktop surfaces with drawer and base cupboards beneath, space for gas cooker with extractor fan over, space and plumbing for automatic washing machine and dishwasher, space for tall standing fridge/freezer and under counter space. Tiled floor, part tiled walls, inset spotlighting, power points, radiator, double drainer sink with mixer tap over, wall mounted 'Worcester' boiler supplying the domestic hot water and radiators, uPVC double glazed window overlooking the rear, uPVC double glazed frosted window and uPVC double glazed frosted door giving access onto the rear garden.

**GROUND FLOOR BEDROOM:**

12' 0" x 7' 8" (3.68m x 2.35m) With power points, radiator, wall cupboard housing the electric consumer unit for the main house and a separate consumer unit for this room, uPVC double glazed window overlooking the front and uPVC double glazed frosted door leading on the side of the property with the benefit of a double ramp access to the front and rear of the property.

**EN-SUITE WET ROOM:**

7' 4" x 4' 2" (2.25m x 1.28m) Having an electric shower with privacy curtain and pull down wall seat, low flush W.C with pull down hand rail, wash hand basin, fully tiled walls, extractor fan, electric heater and radiator.

**STAIRS:** From the reception hall leading to:

**FIRST FLOOR ACCOMMODATION AND LANDING:**

With uPVC double glazed window to side and dado rail.

**BEDROOM ONE:**

11' 11" x 11' 5" (3.64m x 3.48m) With laminate floor, power points, radiator and uPVC double glazed window overlooking the front.

**BEDROOM TWO:**

11' 11" x 10' 10" (3.65m x 3.32m) Having fitted wardrobes with top box storage, radiator, power points, laminate floor and uPVC double glazed window overlooking the rear.

**BEDROOM THREE:**

8' 6" x 8' 1" (2.61m x 2.47m) With purpose built bed base with sliding door storage, access to roof space, inset spotlighting, laminate floor, radiator, power points and uPVC double glazed window overlooking the front.

**BATHROOM:**

8' 5" over bath x 5' 5" (2.59m x 1.66m) Having a three piece suite in white comprising 'P' shaped bath with electric shower over and privacy screen, low flush W.C, pedestal wash hand basin, laminate floor, fully tiled walls, radiator and uPVC double glazed frosted window.

**OUTSIDE:**

Driveway providing ample off street parking. The front garden is mainly laid to lawn with borders containing a variety of established plants and shrubs, electric meter and is bounded by brick walling. Pedestrian wrought iron gate leading to the rear garden. This lovely rear garden enjoys a sunny and secluded position with a lawn area, patio area ideal for alfresco dining, raised borders containing some established plants, trees and shrubs, outside tap, two garden stores one with electric and a SUMMER HOUSE also with electricity supply. The rear garden is bounded by some brick walling and some concrete post and timber fencing.

**DIRECTIONS:**

Proceed away from the Rhyl office towards Kinmel Bay, over the Foryd Road bridge onto Foryd Road turning right into Moelwyn Avenue North where the property can be seen on the left hand side by way of a For Sale board.

**SERVICES:**

Mains gas, electric and water are believed available or connected to the property. Water is via a water meter. All services and appliances not tested by the Selling Agent.

