Jones & Redfearn

ESTATE AGENTS



Gwellyn Avenue, Kinmel Bay

Offers Over £410,000

Nestled in the charming area of Kinmel Bay, this delightful detached house on Gwellyn Avenue offers a perfect blend of comfort and space for family living. With four generously sized bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to ensure a seamless flow throughout the home, making it a wonderful environment for both social gatherings and everyday life.

The property boasts two well-appointed bathrooms, ensuring convenience for all family members and guests. Each bedroom is spacious and filled with natural light, creating a warm and welcoming atmosphere and also benefits from a two bedroom self contained Annexe.







White uPVC double glazed front door giving access to

Entrance Hall
Radiator, oak block flooring, power points and coved ceiling.

Walk In Pantry
6'4 x 16'6(maximum measurements) (1.93m x 5.03m(maximum measurements))
Power points, carpet, white uPVC double glazed window and the combination central heating boiler.

Lounge
11'10 x 17'10 (3.61m x 5.44m)
Marble feature fire surround having coal effect electric fire fitted. Radiator, white uPVC double glazed windows, vinyl floor covering, coved ceiling and wiring for wall lights. Glazed white uPVC double glazed French doors giving access to

Side Conservatory
9' x 9'4 (2.74m x 2.84m)
Power points, radiator, ceramic tiling to floor and double uPVC double glazed windows and uPVC double glazed French doors to exterior.

Kitchen/Diner
10'10 x 20' (3.30m x 6.10m)
Range of high gloss fronted base units and matching wall cupboards complimented by work surfaces with tiled splash backs. Gas hob with extractor hood over, inset sink unit with mixer tap, plumbing and space for automatic washing machine, tumble dryer and integral fridge freezer. Eye level electric oven, radiator, ceramic tiled flooring, power points, coved ceiling and white uPVC double glazed double French doors giving access to the rear.

FIRST FLOOR LANDING
Two uPVC double glazed window, carpet and power points

Master Bedroom(left hand)
17'8 x 26'10(maximum measurements) (5.38m x 8.18m(maximum measurements))
Two central heating radiators, carpet, powre points and two uPVC double glazed windows and white uPVC double glazed double doors giving access to Balcony which overlooks open countryside to the rear.

Shower En Suite Off
Comprising of wash hand basin in vanity unit, low flush W.C. Shower enclosure with chrome shower control unit. Fully tiled walls and floor and built in double doored storage cupboards.

Bedroom 2(rear centre)
11'6 x 11' (3.51m x 3.35m)
Radiator, carpet, power points, telephone point and uPVC double glazed window.

Bedroom 3(rear right hand)
10'10 x 11'10 (3.30m x 3.61m)
Power points, telephone point, laminate flooring, radiator and uPVC double glazed window.

Bedroom 4(currently used as Study)
8'4 x 8'8 (2.54m x 2.64m)
Radiator, power points, laminate flooring and uPVC double glazed window. Built in storage cupboard.

Family Bathroom
Comprising of a three piece suite including shaped bath with Mira waterfall shower fitted and control unit. Wash hand basin in vanity with mixer taps and push button low flush W.C. Radiator, fully tiled walls and floor. Extractor fan, inset spotlights and uPVC double glazed window.

ANNEXE
Accessed from the exterior is the Annexe having a composite front door giving access to

Lounge
10'8 x 10'8 (3.25m x 3.25m)
Radiator, double glazed window, power points, laminate flooring.

Kitchen
8'2 x 8'8 (2.49m x 2.64m)
Range of high gloss fronted white base units and matching wall cupboards complimented by granite work surfaces and tiled splash backs. Inset stainless steel sink unit with mixer taps. Plumbing and space for automatic washing machine and dishwashing machine. Indesit electric hob with extractor hood over and matching Indesit fan assisted electric oven. Matching laminate flooring, power points, uPVC double glazed window.

Bedroom 1
8'8 x 18'2(maximum measurements) (2.64m x 5.54m(maximum measurements))
Power points, carpet, radiator and uPVC double glazed window.

Bedroom 2
11'3(plus doorway) x 8'4 (3.43m(plus doorway) x 2.54m)
Radiator, power points, carpet and uPVC double glazed window.

Bathroom
Comprising of a three piece white suite of low flush W.C. Panelled bath and wash hand basin. Shower over bath with shower control unit and shower head. Fully tiled walls, tiled floor, extractor fan and ladder style radiator.

Exterior
Garden areas to the front and rear. Front garden to the left hand side is patterned concrete providing off road parking for a number of cars with a concreted hardstanding and access through timber gates to the rear garden which is ornamentally laid out with stocked raised brick work flower beds, block pavior pathways and flagged area. Adjacent to this is a further hardstanding with wrought iron gate access, block pavior and tarmac. Outside security lighting, power points and cold water tap.

Utility Store
8'6 x 5' (2.59m x 1.52m)
Having power and light laid on.

Directions
On entering Kinmel Bay proceed along Foryd Road. At the traffic lights turn left onto St Asaph Avenue and take the last turning on the left hand side into Gwellyn Avenue, proceed down to the bottom and take the last turning on your right hand side and the property can be found on the left hand side.

Agents Notes
Please Read Carefully
1. All dimensions are approximate, the Floor Plans are for illustration purposes only 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 8th June 2023.
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. COUNCIL TAX BAND G - FREEHOLD. The EPC for the Annexe is a C Rating











