



28 Aled Gardens

, Kinmel Bay, LL18 5NG

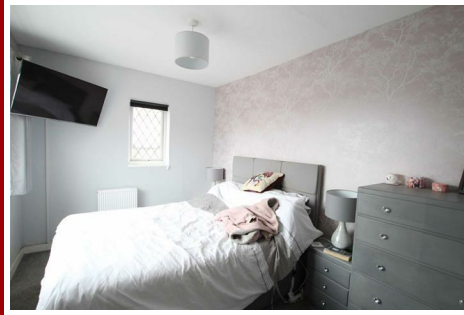
Offers Over £128,000



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Accommodation Comprises:

Entrance through Upvc double glazed door with leaded side panel opens to:

Lounge

Built in storage cupboards housing the central heating boiler and wall mounted coat hooks with carbon monoxide detector, Upvc double glazed window to the side elevation, contemporary radiator and wood laminate flooring.

Door into:

Inner Hallway

Loft access hatch, overhead storage space and smoke alarm.

Doors into:

Kitchen/Breakfast Room

Housing a range of wall, base and drawer units with roll top work surfaces over, 1 set stainless steel double sink and drainer with mixer tap over, splash back tiling, space for freestanding range style cooker, Integrated fridge/freezer, space for fridge freezer, double panelled radiator, Upvc double glazed window to the rear and wooden door with glazed panel opens to the rear.

Bedroom One

11'11" x 8'5" (3.63 x 2.57)

Upvc double aspect windows to the side and rear elevations and double panelled radiator.

Bedroom Two

9'11" x 6'1" (3.02 x 1.85)

Upvc double glazed windows to the side elevation and single panelled radiator.

Bedroom Three

9'11" x 7'0" max measurement (3.02 x 2.13 max measurement)

Upvc double aspect glazed windows to the front and side elevations, single panelled radiator and wood laminate flooring.

Shower Room

Three piece suite comprising: Tiled shower enclosure with glazed bi-fold door and wall mounted electric shower, wall mounted wash hand basin and low level flush w/c. Upvc double glazed frosted window to the side, tiled floor and chrome heated towel rail.

Outside

The property is approached to the front via a gravelled area which provides off road parking for 2/3 vehicles. The rear garden has been designed for easy maintenance and enclosed with block walling and fence panelling.

To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Telephone Rhyl 01745 369700

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photos or a short video can be emailed on request.

Due to the current situation with Covid-19 we will ensure all doors are open and clients take appropriate action and follow the strict government guidelines issued.

Tel: 01352 762300

Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Mortgage Advice

Reid & Roberts Estate Agents can offer you a comprehensive range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal for yourself.

We deal with a wide selection of high street Banks and Building Societies and can look for the most competitive rates around.

For more information please call 01352 762300.

Please Note: Your home may be repossessed if you do not keep up with payments

To Make An Offer

TO MAKE AN OFFER - PLEASE MAKE AN APPOINTMENT.

If you are interested in offering on this property, contact our office to make an appointment.

The appointment is part of our guarantee to the

seller to ensure all buyers are financially qualified and their buying position confirmed.

Please Note: Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

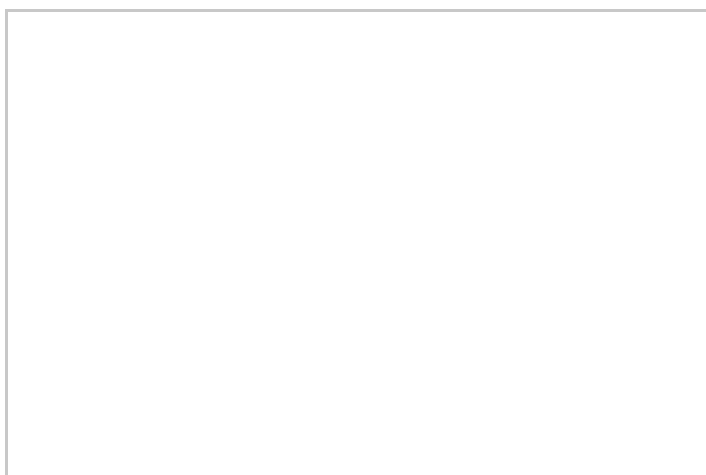
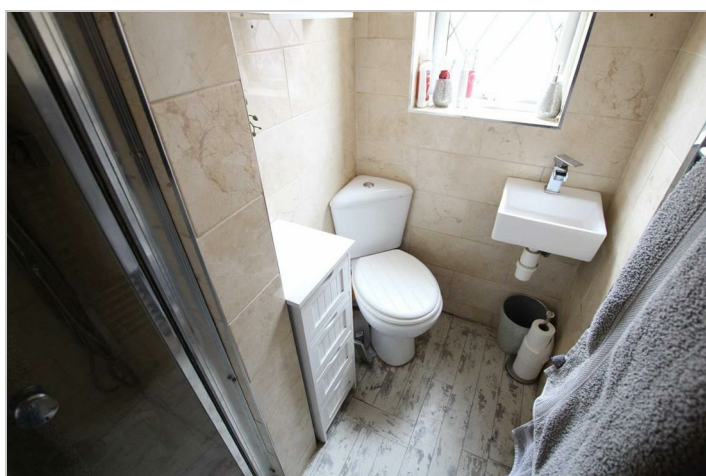
Opening Hours

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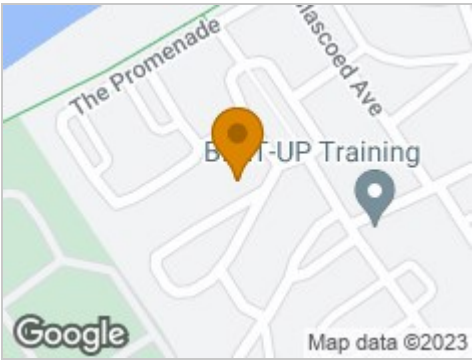
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Road Map



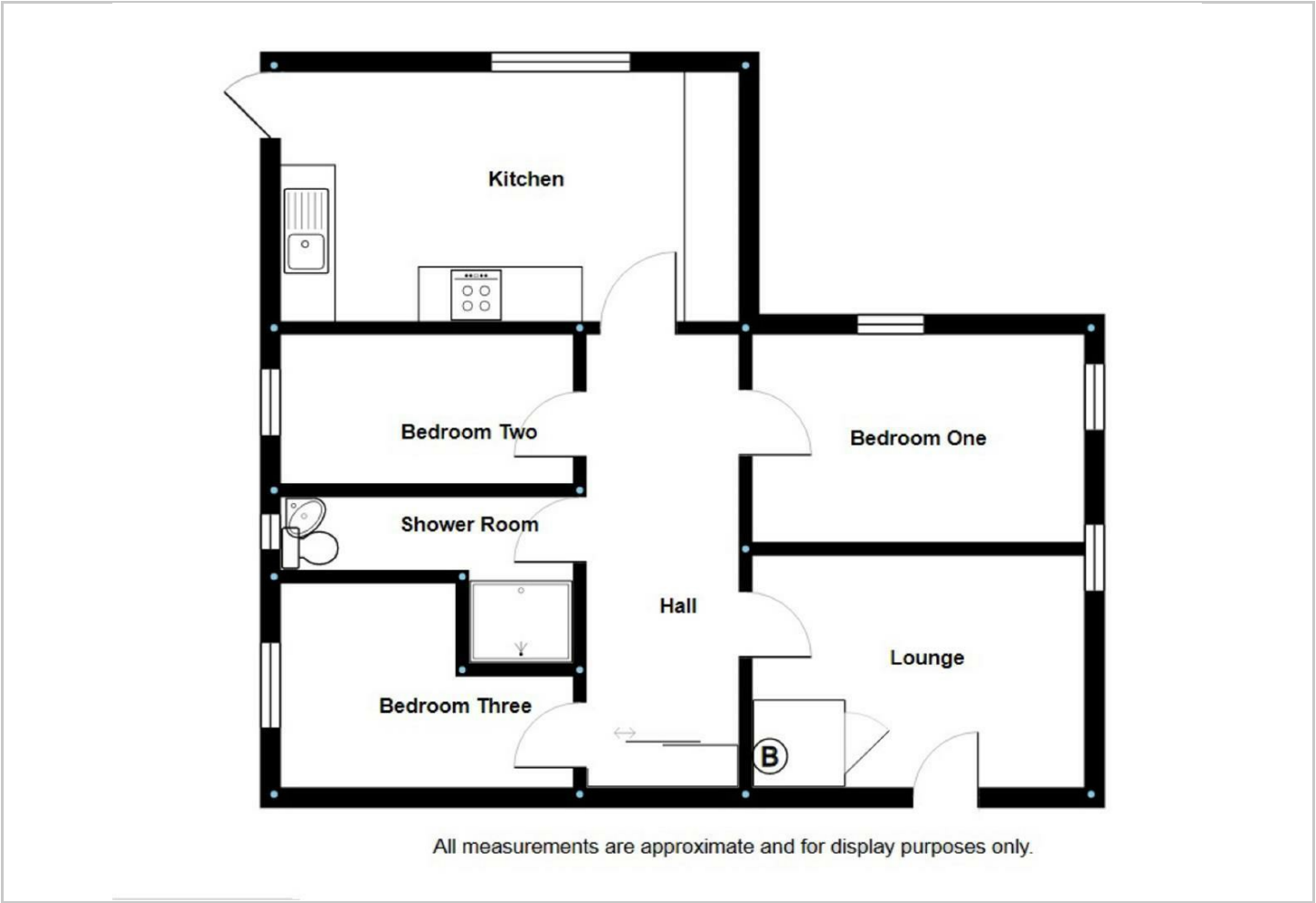
Hybrid Map



Terrain Map



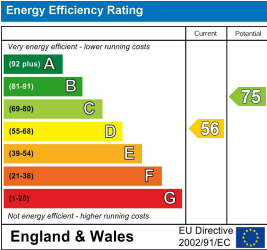
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.