

### 3 Trem yr Afon, Kinmel Bay, Conwy, LL18 5JB

£260,000

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This well maintained three bedroom detached family home is set in a popular residential area of Kinmel Bay and benefits by way of gas central heating, double glazing, integral garage, lounge with vaulted ceiling, large dining room, galleried landing and three good sized bedrooms. Shops catering for most everyday needs are close by as well as an Asda Superstore and doctors surgery. The town of Rhyl with its shops and public amenities is a short drive away. With gardens front and back and ample parking viewing is highly recommended.

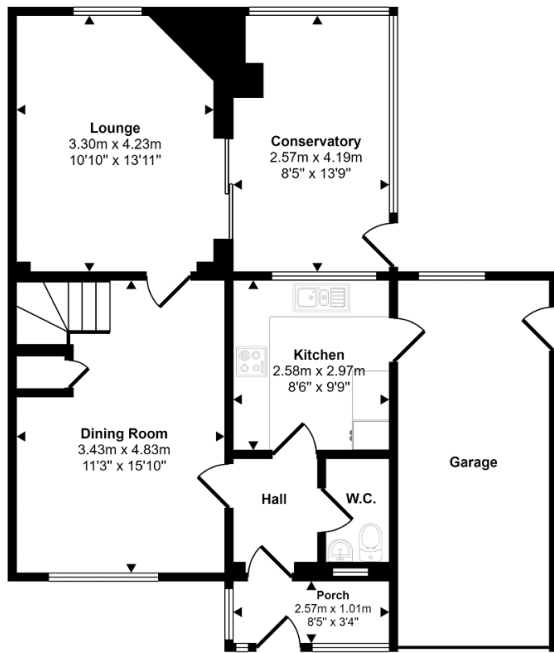
**DIRECTIONS** Proceed away from the Rhyl office in the direction of Kinmel Bay, go over the Foryd Bridge and take the second left into Bodelwyddan Ave. Follow the road down into Trem yr Afon and the house can be found on the left hand side by way of a For Sale board.

# PETER LARGE

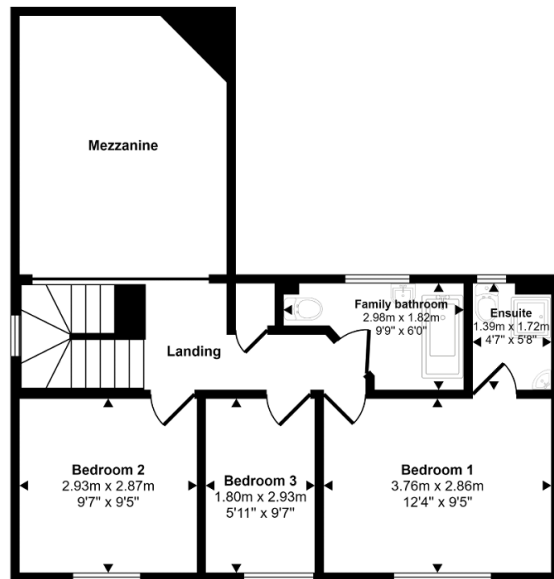
ESTATE AGENTS

- DETACHED HOUSE
- LOUNGE WITH VAULTED CEILING
- INTEGRAL GARAGE/UTILITY
- VIEWING RECOMMENDED
- EPC - E
- THREE BEDROOMS
- LARGE DINING ROOM
- GARDENS FRONT AND REAR
- FREEHOLD
- COUNCIL TAX BAND - D

Approx Gross Internal Area  
118 sq m / 1274 sq ft



Ground Floor  
Approx 76 sq m / 822 sq ft



First Floor  
Approx 42 sq m / 453 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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