

## 11 Aber Clwyd, Kinmel Bay, Rhyl LL18 5BX

£145,000

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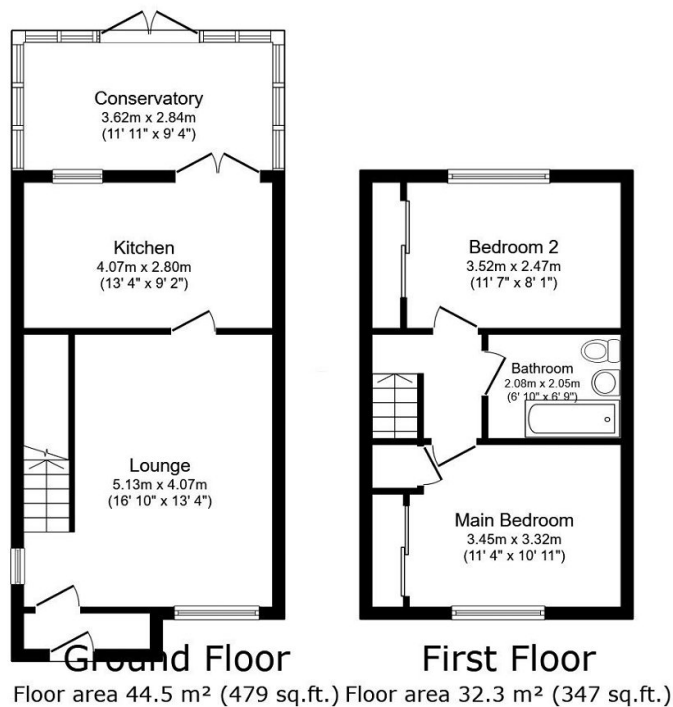


Presenting for sale, this delightful two-bedroom semi-detached property being well presented throughout offering a sense of homeliness and comfort, ideal for a variety of buyers seeking a residence in a desirable location. The living accommodation is well-proportioned, boasting lounge with dining area providing an ideal space for relaxation or entertaining. The property's kitchen is an inviting space with breakfast bar. Both bedrooms are double-sized with a good size bathroom. The garden offers an ideal outdoor space with a timber store and parking. Situated within easy reach of local amenities, providing convenience for everyday living, walking and cycling routes on the seafront are within walking distance, making this the perfect home for lovers of nature and outdoor activities. Viewing is highly recommended to fully appreciate the space and potential this property has to offer.

# PETER LARGE

ESTATE AGENTS

- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- SEASIDE LOCATION
- EPC - D
- SEMI-DETACHED HOUSE
- LARGE LOUNGE
- CONSERVATORY
- COUNCIL TAX BAND - C
- DATE: 11/04/2024



TOTAL: 76.8 m<sup>2</sup> (826 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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