

## Riverside Cottage, Gwellyn Avenue, Kinmel Bay, LL18 5HR

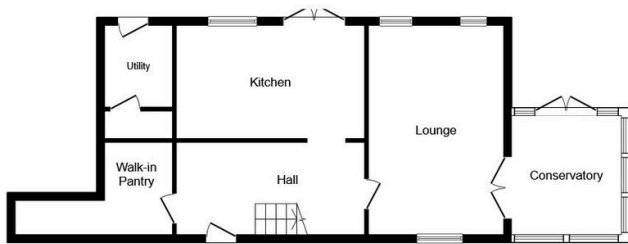
£460,000

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This immaculate and impressive detached property, ideal for families, showcasing an exceptional layout. boasting a stunning open-plan kitchen, complete with a dining room. The reception room is another key feature of the property which flows conveniently into the conservatory, which could serve as an additional relaxing or entertainment space. The four bedrooms are well-configured and spacious. The master bedroom is a luxurious retreat complete with an en-suite. The remaining three bedrooms consist of two double rooms and a single room. Adding to the property's unique features is a two-bedroom Annex that includes an open-plan kitchen/lounge. This self-contained unit could be ideal for guests, older children, or potentially as a rental opportunity to generate additional income. With ample off street parking and enclosed gardens. This property, in its pristine condition, offers a blend of modern luxury and family-friendly functionality.

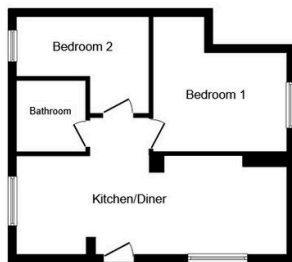
- Lovely views from the rear
- four bedrooms
- Master suite
- Ample parking
- Ideal Dual occupation
- Large modern house
- two bathrooms
- EPC main house -C / Annex - C
- Two bed Annex
- Revised price 07/05/2025



**Ground Floor**



**First Floor**



**Annex**

Total floor area 166.1 sq.m. (1,788 sq.ft.) approx

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