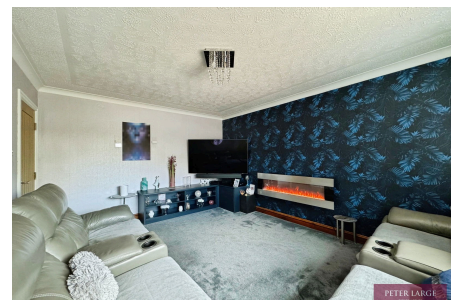


15 Dulas Avenue, Kinmel Bay, LL18 5LB

£285,000

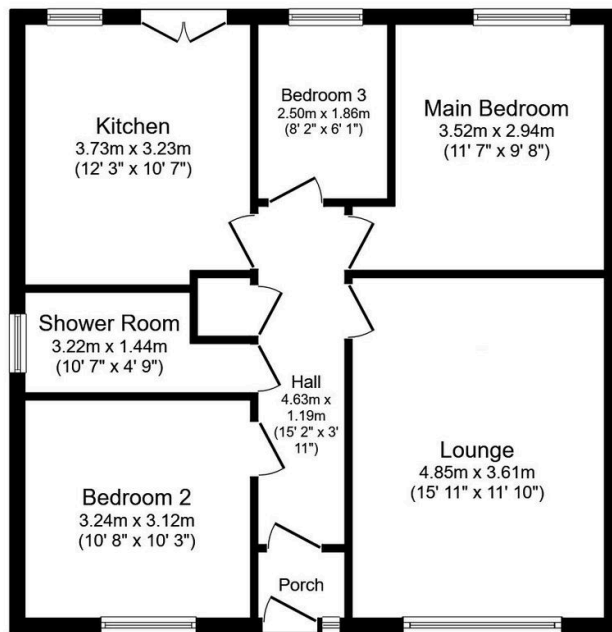
3 2 1



For sale is this immaculate, neutrally decorated, detached bungalow that has been thoughtfully designed and well-maintained. The property boasts a comfortable layout with a total of three bedrooms, reception room, shower room and recently refurbished modern kitchen that is well lit with natural light and includes a breakfast area. One of the unique features of this property is the former garage, which has now been converted into a charming summerhouse, providing additional space and versatility, with the benefit of an added shower room. The rear garden has been landscaped with the view of ease of maintenance. The property also enjoys an impressive EPC rating of 'A', attributable to the installation of solar panels.

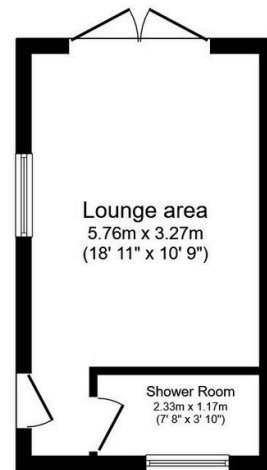
## Key Features

- Detached
- EPC-A
- Landscaped garden
- Modern fitted kitchen
- Freehold
- Ample off street parking
- Summerhouse with en-suite
- Three bedrooms
- Council tax- C
- Instructed- 02/04/2025



Ground Floor

Floor area 70.4 sq.m. (757 sq.ft.)



Summer House

Floor area 18.8 sq.m. (203 sq.ft.)

Total floor area: 89.2 sq.m. (960 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)