



Foryd Road, Kinnel Bay,

Offers In Excess Of £115,000



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Foryd Road, Kinmel Bay, Rhyl, Clwyd

Offers In Excess Of £115,000

Deceptively Spacious! The ideal family home located in the seaside area of Kinmel Bay. The property is situated within short distance to the local shops and major supermarket outlets, as well as fantastic transport links such as bus stops and the A55 expressway. The property briefly comprises four bedrooms, living and dining area, kitchen, utility room, family bathroom and upstairs toilet. Also benefitting from gas central heating and UPVC double glazing. It takes one viewing to sell a property, so do not hesitate and call Reeds Rains Rhyl today 01745 334301. EPC Grade E

ENTRANCE HALL

GROUND FLOOR

LIVING / DINING AREA

9.20m x 3.60m (MAX) (30'2" x 11'10" (MAX))
Spacious and light living and dining area fitted with UPVC double glazed window to front elevation allowing plenty of natural light to shine through. Neutrally decorated walls and ceilings. Television and power points. Wooden flooring throughout. Dining area situated to the back of the room.

KITCHEN AREA

2.40m x 4.20m (7'11" x 13'9")
Kitchen fitted with a range of white wall and base units with worktops over. Partially tiled walls with tiled flooring. Stainless steel sink with central mixer tap. Integrated oven with hob and overhead fan. UPVC double glazed window to rear elevation with sliding UPVC double glazed doors leading out to the rear garden. Power points. Extractor fan.

UTILITY ROOM

2.20m x 3.00m (7'3" x 9'10")
Leading off from kitchen, power points, areas for appliances.

BEDROOM ONE

4.20m x 2.40m (13'9" x 7'11")
Spacious double bedroom located on the ground floor. UPVC double glazed window

to front elevation with plenty of natural light. Neutrally decorated walls and ceiling. Laminated wooden flooring. Power points.

FAMILY BATHROOM

Four piece bathroom suite fitted with walk in shower cubicle. Wash hand basin with mixer tap. Partially tiled walls with tiled flooring. Inset spotlights to ceiling. Wall mounted track radiator. White paneled bath. W/C. UPVC double glazed 'frosted' window to rear elevation.

FIRST FLOOR

SECOND BEDROOM

3.60m x 3.10m (11'10" x 10'2")
Second bedroom fitted with laminated wooden flooring. UPVC double glazed window. Neutrally decorated walls and ceiling. Radiator. Power points.

THIRD BEDROOM

3.60m x 3.10m (11'10" x 10'2")
Third double bedroom fitted with UPVC double glazed window to front elevation. Laminated wooden flooring. Wash hand basin with mixer tap and vanity unit. Neutrally decorated walls and ceiling.

FOURTH BEDROOM

3.60m x 3.00m (11'10" x 9'10")
Final spacious bedroom fitted with UPVC double glazed window to side elevation. Laminated wooden flooring. Power points.

W/C

1.20m x 1.00m (3'11" x 3'4")
To finish of the first floor is this well placed W/C fitted with wash basin with mixer tap. Low flush w/c. Laminated wooden flooring.

EXTERNAL

FRONT GARDEN

To the front of the property of the property is a low maintenance front garden mainly paved with a gated entrance with enough space to park your vehicle off road.

REAR GARDEN

To the rear of the property is a family and pet friendly garden with raised borders creating a peaceful and private environment. Mainly lawned it is the perfect spot for any family.

Reeds Rains Mortgage Advice

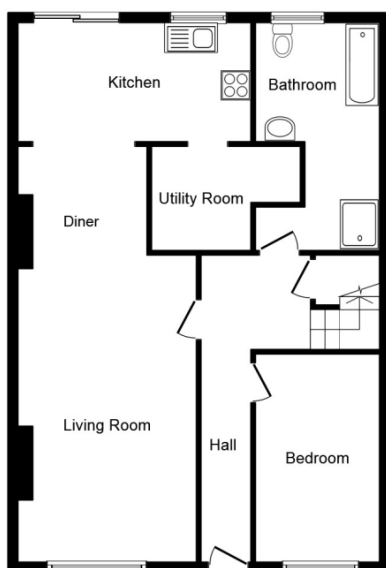


For full EPC please contact the branch

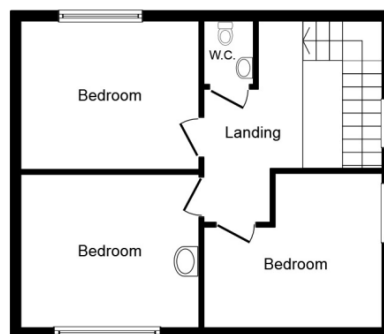
We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

[All Measurements](#)

All Measurements are Approximate



Ground Floor



First Floor

Total floor area 125.0 sq. m. (1,345 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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