



7 Moelwyn Avenue North

Kimmel Bay, Rhyl, LL18 5DF

Offers over £220,000



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Set in an enviable location, this property in Kinmel Bay is the epitome of convenient, coastal living. Boasting an open-plan living area, a large garden, and a spacious garage, this home is an unmissable opportunity for those seeking a blend of comfort and lifestyle.

Kinmel Bay offers everything you need, from supermarkets and schools to the stunning seafront, just a stone's throw away. As you approach the house, you're welcomed by a long driveway leading to the garage, providing ample parking space.

Inside, a large entrance hall offers a warm welcome and a choice of heading straight to the kitchen, upstairs, or into the expansive lounge. The open-plan living area stretches from the front to the back of the property, providing ample space for the whole family to enjoy. French doors open from the dining room directly into the garden, seamlessly blending indoor and outdoor living. The kitchen, located at the rear, includes a side door leading onto the driveway, perfect for easy access after shopping trips.

Ascending the stairs, you'll find three double bedrooms and a single room at the front, all serviced by the family bathroom. A noteworthy

feature of this home is the large loft space, offering potential for further expansion if desired.

Outside, the property continues to impress with a large garage that includes a separate room at the rear for garden equipment. Despite these features, the garden still offers plenty of lawn space and a decking area, perfect for enjoying and soaking up the sea air.

This property in Kinmel Bay promises a lifestyle of ease and relaxation, making it perfect for families and anyone looking to enjoy coastal living. Don't miss your chance to call this stunning house your home.

Lounge

16'2" x 11'10" (4.93m x 3.63m)

Dining Room

9'10" x 9'10" (3.02m x 3.01m)

Kitchen

Bedroom One

16'2" x 11'10" (4.93m x 3.63m)

Bedroom Two

Bedroom Three

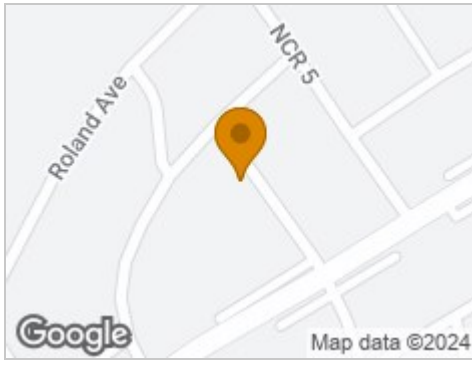
Bathroom

Garage

External



Road Map



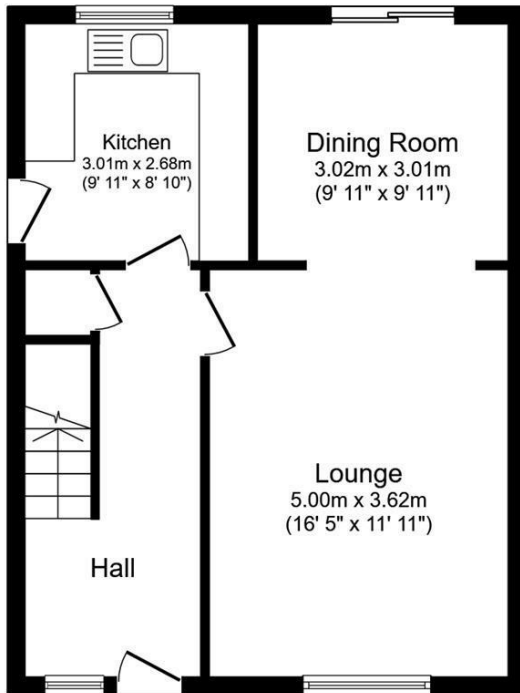
Hybrid Map



Terrain Map

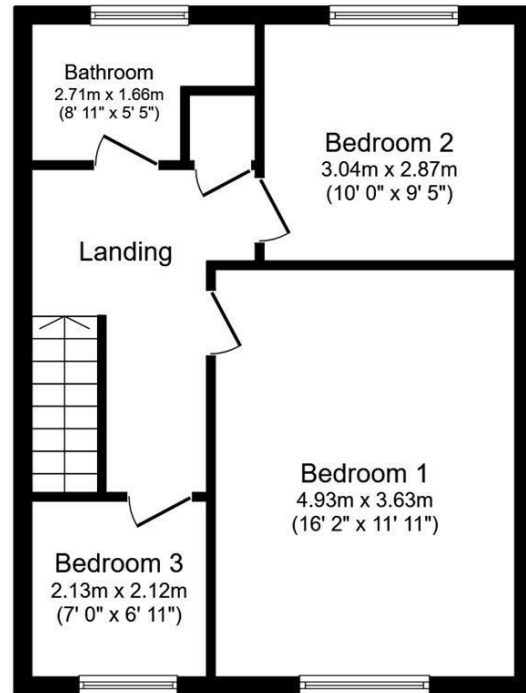


Floor Plan



Ground Floor

Floor area 46.2 m² (497 sq.ft.)



First Floor

Floor area 46.2 m² (497 sq.ft.)

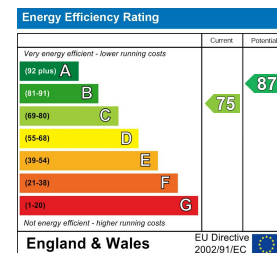
TOTAL: 92.4 m² (995 sq.ft.)

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 an 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

Viewing

Please contact our Idris Estates Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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