



10 Lllys Cynan

Kimmel Bay, Rhyl, LL18 5EN

£240,000



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The Tour

Welcome to this surprisingly spacious and modern bungalow, just a short distance from the breathtaking North Wales coastline. Located in a peaceful cul-de-sac, the property greets you with a well-kept front lawn and a generous private driveway.

Through a small porch, you enter the expansive open-plan kitchen and living area, which covers nearly half of the 1,000-square-foot interior. This inviting space is bathed in natural light from a large bay window, creating a warm and relaxed atmosphere. With elegant herringbone flooring and stylish overhead spotlights, this room truly serves as the heart of the home, with every detail thoughtfully crafted.

The kitchen boasts a stunning gas range cooker, a classic Belfast sink, and sleek quartz countertops, all beautifully illuminated by the natural light. This space offers a perfect blend of style and functionality, making it an ideal social hub for entertaining.

In the other half of the house, you'll find three bedrooms along with the family bathroom. Two of the bedrooms are spacious enough for double beds and include wardrobe or dresser storage, while the

third is suited for a single bed or could be repurposed as a home office.

The family bathroom is beautifully finished, featuring a large bathtub, separate shower, basin, and WC, all complemented by matching wall and floor tiles.

The Exterior

The rear garden is accessible through the side porch off the kitchen or via the driveway. Fully enclosed by privacy fencing and a double gate, this spacious garden includes a stylish patio area bordered by raised flower beds with sleeper accents.

At the far end of the garden, there's a remarkable purpose-built garden room, complete with power, heating, and water. Offering versatility, this space could serve as an extra guest room, home office, or children's playroom, making it an outstanding addition to the property.

The Location

Located in the coastal town of Kinmel Bay, this property is just a 5-minute walk from popular beaches along the stunning North Wales coastline. Local amenities, including supermarkets, pubs, and restaurants, are also within easy walking

distance. The A55 expressway is just a 10-minute drive away, offering convenient access to explore the wider area.

Porch

Open Plan Living and Kitchen Area

22'1" x 20'7" (6.74m x 6.29m)

Inner Hallway

Bedroom One

14'1" x 10'2" (4.30m x 3.10m)

Bedroom Two

11'1" x 11'1" (3.40m x 3.40m)

Bedroom Three

9'6" x 8'2" (2.90m x 2.50m)

Bathroom

8'2" x 7'6" (2.50m x 2.30m)

Side Porch & Utility Space

Garden Room

21'3" x 11'5" (6.50m x 3.50m)

Garden Store



Road Map



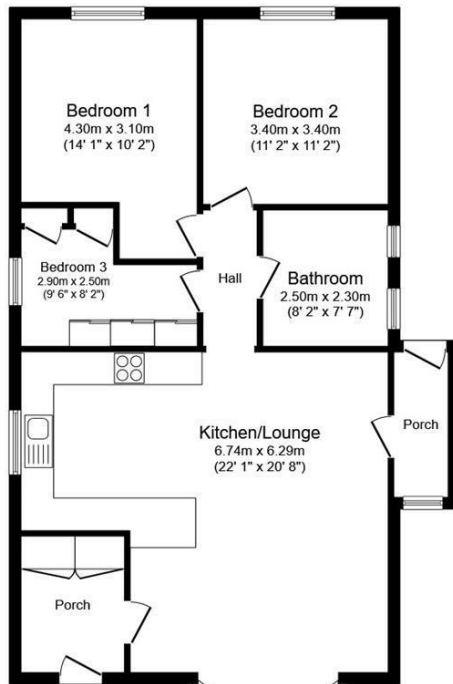
Hybrid Map



Terrain Map

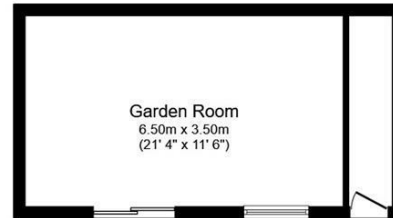


Floor Plan



Floor Plan

Floor area 84.8 sq.m. (913 sq.ft.)



Outbuilding

Floor area 23.6 sq.m. (254 sq.ft.)

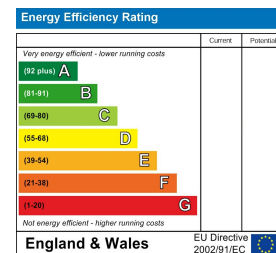
TOTAL: 108.4 sq.m. (1,167 sq.ft.)

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

Viewing

Please contact our Idris 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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