



LLYS CLAERWEN, KINMEL BAY

ASKING PRICE £230,0000



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Blue Turtle Property are delighted to offer for sale this deceptively spacious three bedroom detached family home with two reception rooms as well as a garage conversion. With its well proportioned and spacious accommodation, this fantastic property offers versatility that would suit an array of buyers and needs to be seen to be appreciated. In the sought after area of Kinmel Bay, the location offers convenience for a host of amenities and attractions. Set in a quiet cul de sac position and on a generous plot with gardens to front and rear, as well as off road parking, early viewing is essential.

In brief, the light and airy accommodation affords: Entrance hall, cloaks storage area, spacious lounge, snug/ bedroom four, fitted kitchen, utility area through to family/ dining room to the ground floor with with three bedrooms (master bedroom with ensuite shower room,) and family bathroom to the first floor. Externally the property sits on a generous plot with gardens to front and rear, as well as off road parking. The property further benefits from gas central heating and double glazing throughout.

Early viewing is essential.



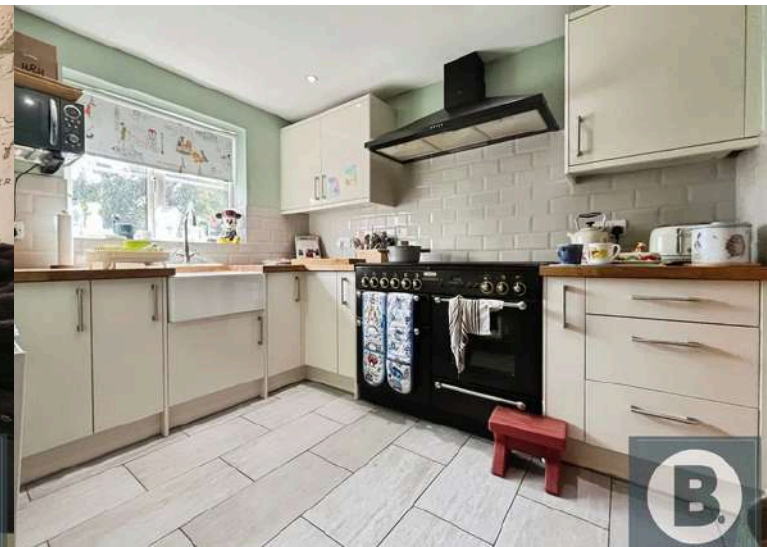
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Location: This fantastic property is located within easy reach of the popular village of Kinmel Bay. Kinmel Bay hosts a variety of attractions and amenities including shops, restaurants, supermarket, doctors surgery as well as primary and secondary schools. With a vast amount of transport links also nearby, including access to the A55, railway line and bus routes. Along with the parks just around the corner, the property boasts idyllic walks from its doorstep. The neighbourhood holds a real sense of community with several events held nearby.

Tenure: Freehold

Council Tax Band: D as on voa.gov.uk





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Ground Floor

Entrance Hall: 2.03 x 2.25m (6'8" x 7'5" ft)

Composite door leading in, windows to front and side aspects, tiled flooring, cloaks storage area (previously a w.c with plumbing to convert back if required.)

Lounge: 4.89 x 4.57 m (16'1" x 14'12" ft)

Double glazed window to front aspect, feature fire surround with inset coal effect fire, television point, radiator, stairs to first floor.

Snug/ Bedroom Four: 2.40 x 2.94 m (7'10" x 9'8" ft)

Sliding door accessing rear garden, coving to ceiling, radiator.

Kitchen: 2.33 x 2.95 m (7'8" x 9'8" ft)

Recently fitted with a range of wall and base units with complimentary work surfaces over, Belfast sink with mono tap, space for range cooker, part tiled walls, radiator, spotlights to ceiling, built in under stairs storage cupboard, double glazed window looking out on to rear garden.

Utility Area: 2.24 x 2.24 m (7'4" x 7'4" ft)

Double glazed window and door to rear, wall mounted gas central heating boiler (installed in 2020,) plumbing for washing machine, space for tumble dryer, space for fridge/ freezer, radiator, tiled flooring.

Family/ Dining Room: 5.05 x 2.29 m (16'7" x 7'6" ft)

Double glazed window to front aspect, radiator, tiled flooring.



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First Floor Landing

Double glazed window to side aspect, loft access, built in storage cupboard with radiator and shelving.

Bedroom 1: 2.95 x 3.71 m (9'8" x 12'2" ft)

Double glazed window to front aspect, radiator, television point, door through to en-suite shower room.

En-Suite Shower Room: 0.88 x 2.26 m (2'11" x 7'5" ft)

Walk in shower cubicle, pedestal wash hand basin low level flush w.c, heated towel rail, shaver point, part tiled walls, inset downlighters to ceiling, double glazed obscure glass window to side aspect.

Bedroom 2: 2.70 x 3.17 m (8'10" x 10'5" ft)

Double glazed window to rear aspect, radiator.

Bedroom 3: 2.63 x 1.85 m (8'8" x 6'1" ft)

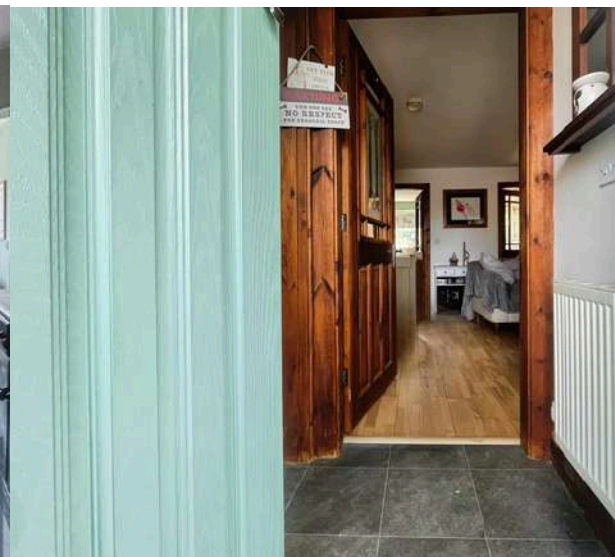
Double glazed window to front aspect, radiator.

Family Bathroom: 2.10 x 1.68 m (6'11" x 5'6" ft)

Panel bath, low level flush w.c, pedestal wash hand basin, radiator, part tiled walls, inset downlighters to ceiling, heated towel rail, double glazed obscure glass window to rear aspect.

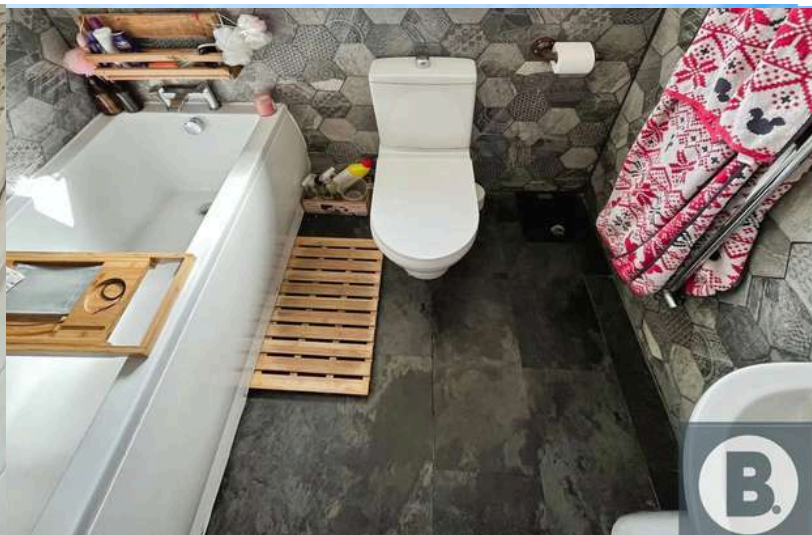


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Outside

Front

Area laid to lawn, driveway to front providing ample off road parking with fenced boundaries.

Side

Secure gated side access.

Rear

Paved area immediately to rear ideal for seating, step down to gated area laid to lawn, great size outside storage shed with insulation, lights and power, outside tap, all with fenced boundaries.





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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



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Services/ Disclaimer-

Mains water, gas, electric and drainage are believed to be available or connected at the property.

Blue Turtle Property Limited have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The details provided are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract. Any interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Contact our friendly team if you have any questions about this listing, or to book a viewing.