



TREM Y GEULAN, KINMEL BAY

OFFERS OVER £148,000



TREM Y GEULAN, KINMEL BAY



Blue Turtle Property are delighted to offer for sale with no onward chain, this two bedroom home which would make an ideal first time buy. With its well proportioned accommodation, this fantastic property 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, spacious lounge with built in storage cupboard and kitchen/dining room with sliding doors accessing the rear garden to the ground floor with two double bedrooms and three piece 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: C as on voa.gov.uk





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Ground Floor

Entrance: (4'1" x 3'2" ft)

uPVC door leading in, stairs to first floor, radiator.

Lounge: (14'4" x 12'5" ft)

Double glazed window to front aspect, coving to ceiling, built in under stairs storage cupboard, radiator.

Kitchen/ Dining Room: (15'10" x 8'8" ft)

Fitted with a range of wall and base units with complimentary work surfaces over, 1 1/2 drainer sink with mixer tap, space for cooker with fitted extractor over, space for fridge/ freezer, plumbing for washing machine, tiled walls, radiator, wall mounted gas central heating boiler, double glazed window to rear aspect, sliding door accessing rear garden.



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First Floor

Landing

Loft access, built in storage cupboard.

Bedroom 1: (15'10" x 7'11" ft)

Two double glazed windows to front aspect, radiator.

Bedroom 2: (15'10" x 7'5" ft)

Two double glazed windows overlooking rear garden and on to views beyond, radiator.

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

Folding door leading in, panel bath with shower over, low level flush w.c, vanity wash hand basin with storage under, radiator, tiled walls, tiled flooring, double glazed obscure glass window to side aspect.



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Outside:

Front

Driveway to front and side, low maintenance area with planted border.

Side

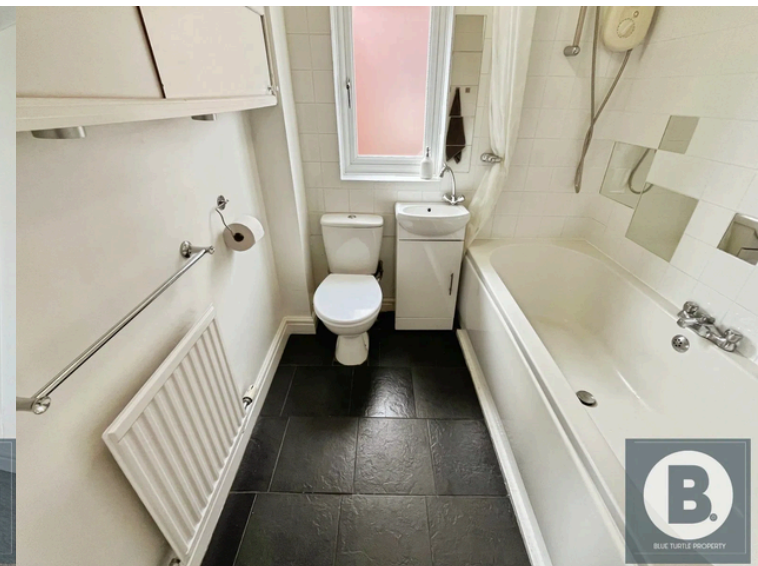
Secure gated side access.

Rear

Low maintenance patio area immediately to rear, area laid to lawn with fenced boundaries.



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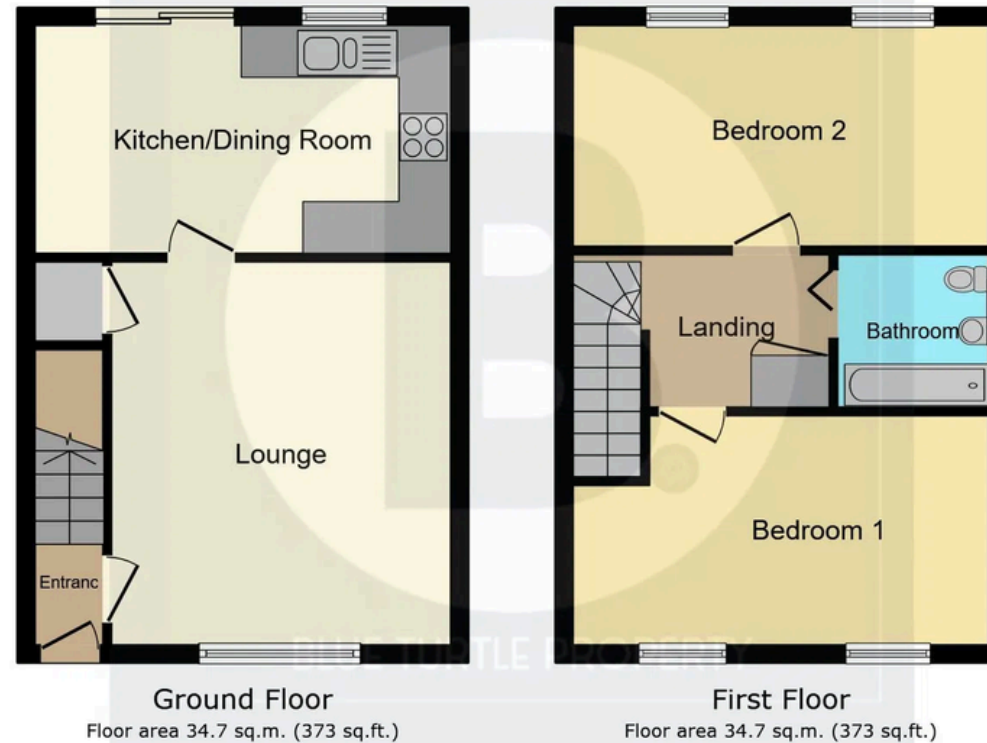


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Total floor area: 69.4 sq.m. (746 sq.ft.)

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



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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.