



148 Foryd Road, Kinmel Bay, LL18 5LS
£160,000

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
87	87	A	A
50	87	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Tenure

Freehold

Council Tax Band

Property Description

The property is accessed via a UPVC double door, opening into a spacious open-plan reception area with ample room for a dining table and chairs, featuring laminate flooring and an open archway that creates a seamless connection to the spacious lounge with its coved ceilings and laminate flooring.

From the lounge an inner hallway provides access to the loft and is fitted with timber ceiling panelling.

The kitchen is equipped with a mix of wall and base-mounted timber units, complemented by a tiled splashback. It features a partially tiled design and offers sufficient space for a freestanding fridge and electric cooker, with an additional cupboard housing the boiler. Opening off the kitchen is a quaint lean-to that provides access to the rear garden, as well as the front of the property.

The primary bedroom accommodates a super king-size bed with fitted storage options surrounding it. An open archway leads to what used to be the third bedroom, now designed as a dressing room with fitted wardrobes and a chest of drawers. Double doors open from the bedroom onto the rear garden, providing a seamless transition from indoors to outdoors.

The second bedroom is also well-proportioned, offering ample room for a double bed and freestanding wardrobes, with views onto the rear garden.

The bathroom boasts a fully tiled design, featuring a large walk-in shower cubicle, WC, and a hand wash basin with storage options beneath.

The rear garden is primarily laid to lawn, bordered with

paving slabs creating pathways. Timber fencing ensures privacy, and from the garden, there's access to a sunroom that has been extended off the back of the garage. In the same area as the garage, there's a utility room with plumbing and power for washing appliances, while the garage itself benefits from light and a manual up-and-over door.

Additional benefits include gas central heating, ensuring warmth throughout the property, and double glazing, contributing to energy efficiency and sound insulation. To the front of the property, there's convenient off-road parking for a single vehicle, adding to the practicality and accessibility of this charming bungalow.

This property enjoys an enviable location, just a brief stroll from a wealth of local amenities, such as a well-stocked supermarket, two pharmacies, a local medical practice, numerous inviting cafes, a modern library, and a contemporary church. For those seeking seaside adventures, you'll be pleased to find that the no.12 bus route, running from Rhyl to Llandudno, is conveniently located nearby, offering easy coastal exploration.

Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Reception Hall

14'2 x 9'2 (4.32m x 2.79m)

Lounge

13'2 x 12'4 (4.01m x 3.76m)

Kitchen

8'11 x 7'9 (2.72m x 2.36m)

Bedroom 1

11'10 x 9'2 max (3.61m x 2.79m max)

Bedroom 2

14'4 x 8'2 (4.37m x 2.49m)

Bathroom

8'11 x 4'10 (2.72m x 1.47m)

Garden Room

14'2 x 7'8 (4.32m x 2.34m)

Laundry Room

7'7 x 6'8 (2.31m x 2.03m)

Garage

17'7 x 7'10 (5.36m x 2.39m)

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinnel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents

were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

Kinnel Bay

Kinnel Bay, also known as Bae Cinnel, is a popular seaside resort situated on the beautiful North Wales Coast. The town was originally called Foryd before it grew in size, and was named after the former train station. A ship, La Nave Reyes said to be part of the Spanish Armada and under the command of the Duke of Medina Sidonia, sunk in the River Clwyd near Kinnel Bay in 1588 with the loss of 220,000 pesos of gold and silver. These coins are still being found today!

