

SIMPLY ESTATES



Lon Olwen, Kinnel Bay
£185,000



Located in a sought after area near local amenities and schools, this property is an opportunity not to be missed. Perfect for first time buyer getting on the ladder or rental investor! No Chain!

Comprising a generous lounge and a kitchen diner on the ground floor with two bedrooms and a family bathroom on the first floor, this property offers practical and cosy living space suitable for a variety of needs.

Externally, this modern semi detached property benefits private tarmac drive with parking for two cars, to the rear is a spacious, low maintenance garden with both gravelled and paved areas and convenient storage shed.

Lounge

14'0" x 13'10" (4.29 x 4.22)

A welcoming space with a contemporary feel featuring a white fireplace and newly fitted wood effect laminate flooring throughout. The room benefits natural light through a bay window.

Kitchen/Diner

13'8" x 9'4" (4.19 x 2.86)

The kitchen/diner is a functional and inviting space, with a well-equipped kitchen area featuring dark worktops with light wooden cabinets and hexagonal vinyl flooring. The dining area comfortably fits a table and chairs, with views and access to the garden through sliding glass doors.

Main Bedroom

10'9" x 9'4" (3.30 x 2.86)

A spacious double that comfortably accommodates a bed, two bedside tables, a chest of drawers and ottoman. The addition of built in mirrored wardrobes allows for the bedroom space to remain uncluttered.

Bedroom Two

7'10" x 11'9" (2.39 x 3.60)

Neutrally decorated bedroom with built in storage cupboard, the room is universal in its use.

Family Bathroom

5'11" x 7'10" (1.82 x 2.39)

The practical bathroom features a bath with shower over, WC and basin and is partly tiled with a full width mirror.

Exterior

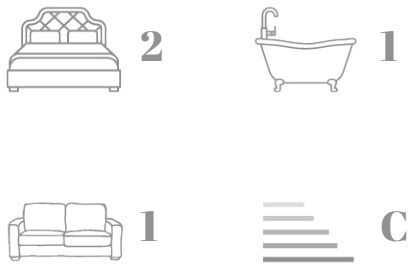
The property boasts a tarmacked driveway, offering ample off-road parking. At the rear, a sizable garden presents extensive space for both storage and social activities, easily accessed through the french doors from the kitchen diner, enhancing the flow for entertaining and everyday living.

Disclaimer

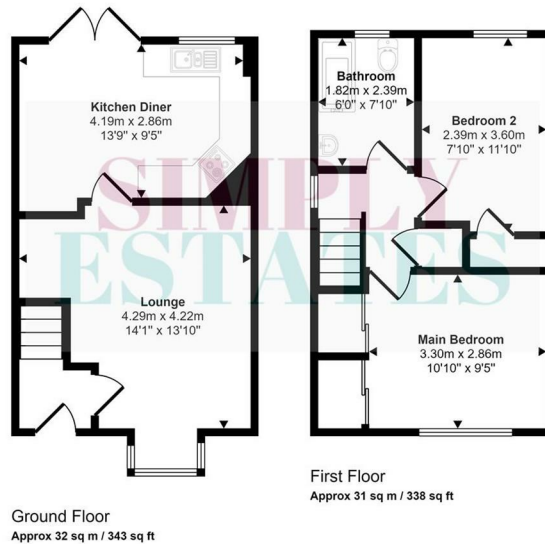
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Floor Area: 681.00 sq ft
Plot Size: 0.04 acre(s)
Tenure: Freehold
Council: Conwy
Band: C



Approx Gross Internal Area
63 sq m / 681 sq ft



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

From our Rhuddlan office head towards Kinmel Bay taking Abergele Road, at the roundabout take the third exit onto St Asaph Avenue. Turn left onto Cader Avenue then the first right onto Llys Branwen, Turn right at the end onto Lon Olwen. The property is situated on the right,

