



60 Ffordd Aberkinsey, Rhyl - LL18 4FB

£180,000 Freehold

With just one previous owner, this three bedroom property presents a fantastic opportunity to own a new build-style without the hefty price tag.

SIMPLY ESTATES



Lounge

11' 3" x 17' 9" (3.44m x 5.40m)

A spacious living room with a front-facing window, a feature fireplace, and convenient access to the kitchen/diner. The room features grey décor and plush carpets.

Kitchen/Diner

14' 6" x 8' 6" (4.41m x 2.60m)

Contemporary gloss kitchen units with integrated oven, hob, and fridge/freezer, along with extra room for a washing machine and a designated dining area. The kitchen/diner benefits a downstairs WC for added convenience and provides access to the rear garden.

External Areas

Externally, the property offers a spacious rear garden complete with a patio, grassed area, and decking. The property further benefits front parking for two cars.



Main Bedroom

13' 7" x 8' 4" (4.14m x 2.54m)

The primary bedroom is generously sized, providing ample room for a double bed and storage space and neutral carpets.

En-Suite

8' 4" x 3' 1" (2.53m x 0.95m)

An en-suite shower room adjacent to the main bedroom adds convenience and practicality.

Bedroom Two

7' 10" x 9' 0" (2.38m x 2.75m)

Bedroom two is a single room situated at the rear of the property with neutral carpets.

Bedroom Three

5' 9" x 7' 6" (1.76m x 2.29m)

Bedroom three is a compact box room positioned at the front of the property with neutral carpets.

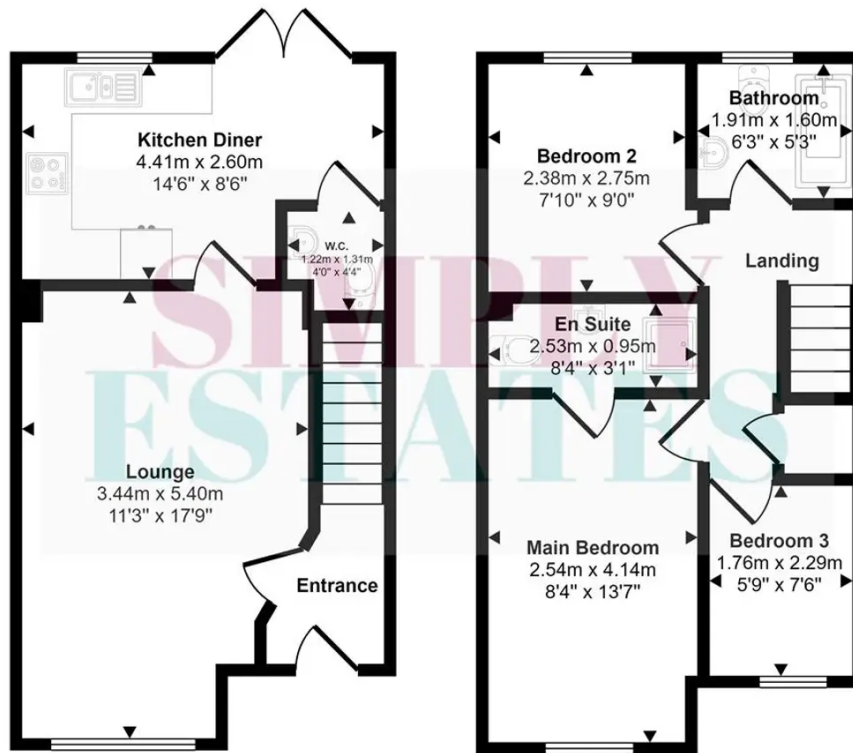
Family Bathroom

6' 3" x 5' 3" (1.91m x 1.60m)

A modern family bathroom featuring a bathtub, WC, and wash hand basin. The property is half tiled grey and features a chrome towel radiator.



Approx Gross Internal Area
69 sq m / 741 sq ft



Ground Floor
Approx 34 sq m / 369 sq ft

First Floor
Approx 35 sq m / 372 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

From our office in Rhuddlan, take Rhyl Road, Rhuddlan Road then Bryn Cwnin Road. Turn right onto Trellewelyn Road, onto Bro Deg and then onto Ffordd Aberkinsey. The property is situated off the main road opposite Llys Walsh.



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