



## Ffordd Aberkinsey, Rhyl – LL18 4FB

£175,000 Freehold

Perfect for first-time buyers, this property has had just one previous owner and provides a fantastic opportunity to own a new-build-style home without the hefty price tag!

Featuring three bedrooms, two bathrooms, and a convenient downstairs WC, it provides ample living and sleeping space for a couple or a small family.

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### **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.

### **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**

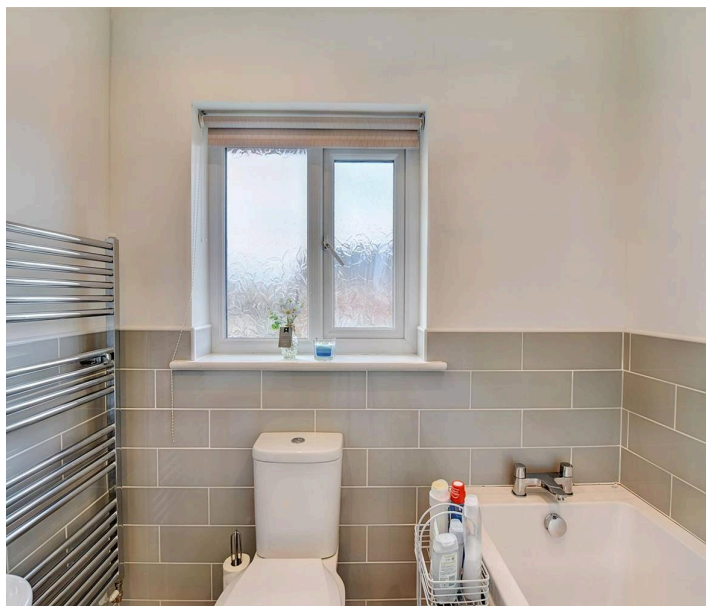
8' 4" x 3' 1" (2.53m x 0.95m)

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)

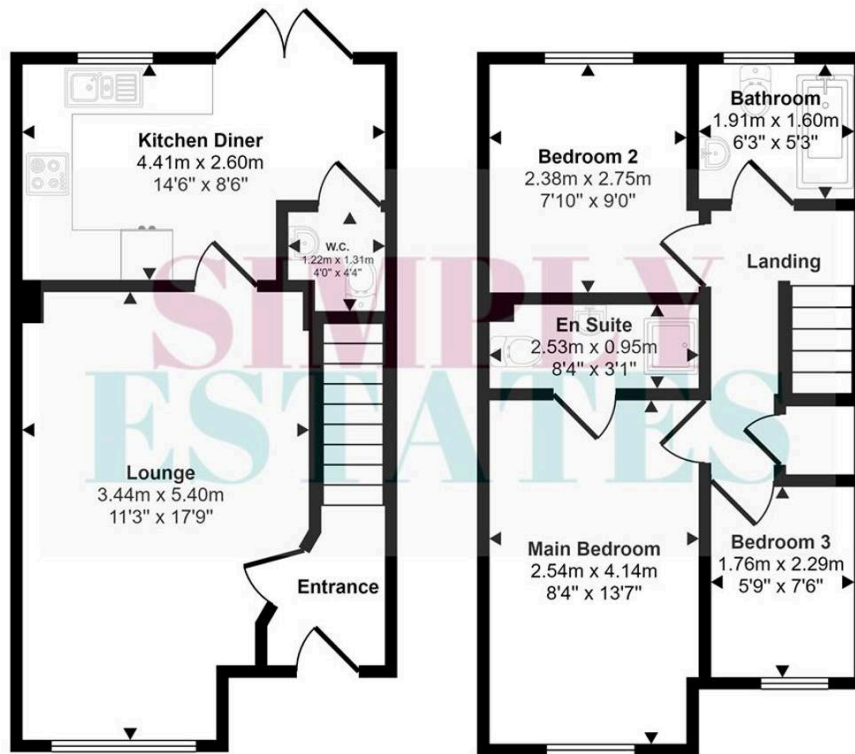
A modern family bathroom featuring a bathtub, WC, and wash hand basin. The property is half tiled grey and features a chrome towel radiator.

### 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.



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.

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