

Lon Olwen, Kinmel Bay – LL18 5LQ

£160,000 Freehold

Situated in a residential area, the property benefits from views from the rear over the green and is conveniently close to local amenities, schools and transport links.

On entering the property you are met with an entrance hallway with stairs to the first floor. To the left is the generous size lounge leading to open plan kitchen/diner. Upstairs features a contemporary family bathroom and two sizeable bedrooms, both benefitting built in storage.

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Entrance Hall

This cosy entrance hall provides a welcoming entry to the home, featuring stairs leading to the upper floor and a doorway that opens into the spacious lounge. Its compact design ensures easy flow between spaces while offering a practical and convenient layout.

Lounge

16' 1" x 14' 10" (4.91m x 4.53m)

This generously sized lounge features a bay window, flooding the room with natural light and creating a bright, airy atmosphere. The space seamlessly flows into the kitchen, offering an ideal layout for both relaxation and entertaining.

Kitchen / Diner

14' 9" x 9' 7" (4.50m x 2.93m)

The kitchen is fitted with a range of modern base and wall units, offering ample storage. It features a built-in single electric oven, hob, and chimney cooker hood, with voids for a dishwasher, washing machine, and fridge freezer. A single drainer sink with mixer tap is conveniently placed beneath the window, allowing views of the rear garden. The dining area provides space for casual meals, while a door leads directly to the rear garden. The room is finished with durable vinyl flooring, making it both practical and stylish.



Bedroom One

12' 8" x 9' 3" (3.85m x 2.83m)

This spacious main bedroom features a large window overlooking the front elevation, filling the room with natural light. The room includes a built-in double wardrobe and an additional purpose-built storage cupboard, providing ample storage space. The floor is laid to carpet.

Bedroom Two

12' 1" x 7' 4" (3.69m x 2.23m)

The second bedroom benefits from a built-in wardrobe, offering convenient storage. A window to the rear allows natural light to brighten the space. Ideal as a guest room, child's bedroom or home office.

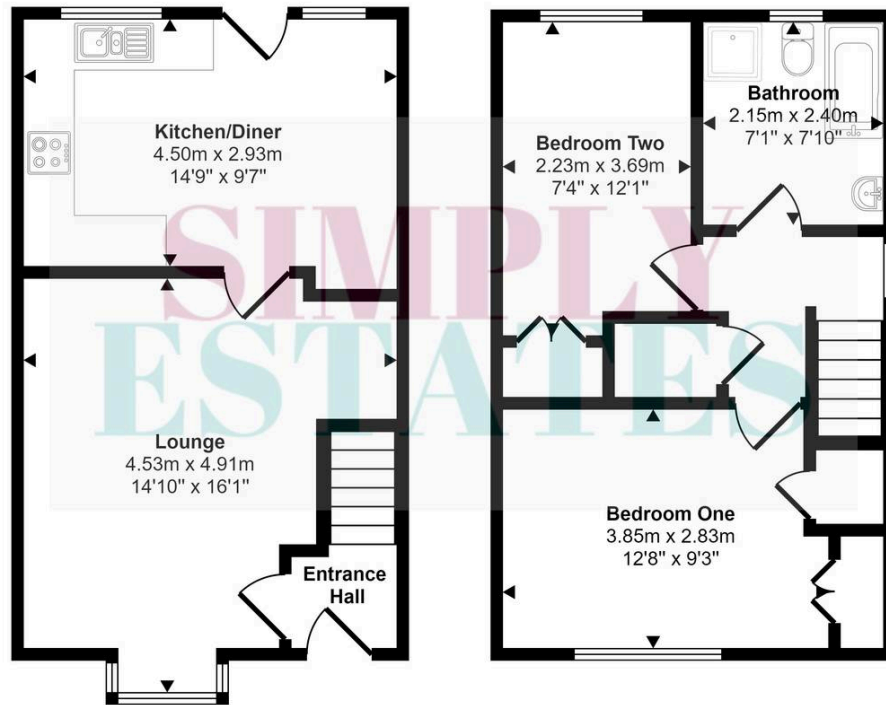
Bathroom

7' 10" x 7' 1" (2.40m x 2.15m)

This contemporary bathroom is fitted with a stylish four-piece white suite, comprising a freestanding bath, spacious double shower enclosure, modern W.C. and a pedestal wash hand basin. Perfectly designed for comfort and practicality.



Approx Gross Internal Area
67 sq m / 725 sq ft



Ground Floor
Approx 34 sq m / 364 sq ft

First Floor
Approx 34 sq m / 361 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.

Externally the property boasts a large rear garden complete with block paved patio and grassed area accessed from the kitchen via patio doors. To the front is a large driveway providing off-road parking for two cars

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