

## Denbigh Circle, Kinmel Bay – LL18 5HW

£330,000 Freehold

This spacious bungalow in Kinmel Bay offers a well-balanced blend of comfort, practicality and versatility. With multiple reception rooms, a modern kitchen and a bright conservatory, the home provides plenty of space for both relaxation and entertaining.

The four bedrooms, including a private first-floor retreat, offer flexibility for families, guests or home working. A modern wet room and family bathroom add to the home's practicality.

**SIMPLY ESTATES**





### Lounge

8' 6" x 18' 1" (2.59m x 5.51m)

A comfortable and welcoming space, featuring direct access to the conservatory. The room offers neutral décor and plenty of natural light, making it perfect for relaxation or entertaining.

### Conservatory

12' 4" x 10' 7" (3.75m x 3.22m)

A bright and airy additional living space, overlooking the large rear garden. The conservatory provides a seamless connection to outdoor living, making it an ideal spot for enjoying the garden views throughout the year.

### Dining Room

14' 2" x 20' 4" (4.33m x 6.20m)

A spacious and versatile area, perfect for formal dining or family gatherings. With its large open-plan design, this space could also serve as a secondary sitting area or entertainment hub.

### Kitchen

12' 7" x 7' 11" (3.84m x 2.42m)

A well-designed and stylish kitchen, featuring navy blue cabinetry, solid wood worktops, and high-end appliances. The layout maximises both storage and functionality, with a window providing a pleasant garden outlook.

### Wet Room

7' 7" x 5' 8" (2.30m x 1.73m)

An accessible shower room, equipped with a walk-in shower, grab rails, and stylish contemporary fittings, making it a practical and convenient addition to the home.





### Bedroom One

11' 9" x 11' 5" (3.59m x 3.48m)

A spacious double bedroom with neutral tones and ample space for furniture. The room enjoys a quiet aspect, offering a peaceful retreat.

### Bedroom Two

11' 11" x 11' 11" (3.64m x 3.64m)

Another generous double bedroom, featuring a large bay window that floods the space with natural light. This room is ideal for a main or guest bedroom.

### Bedroom Three

12' 8" x 8' 1" (3.86m x 2.47m)

A private upstairs retreat, featuring sloped ceilings and a well-proportioned layout. Ideal as a guest room, teenager's bedroom, or even a secluded home office.

### Bathroom

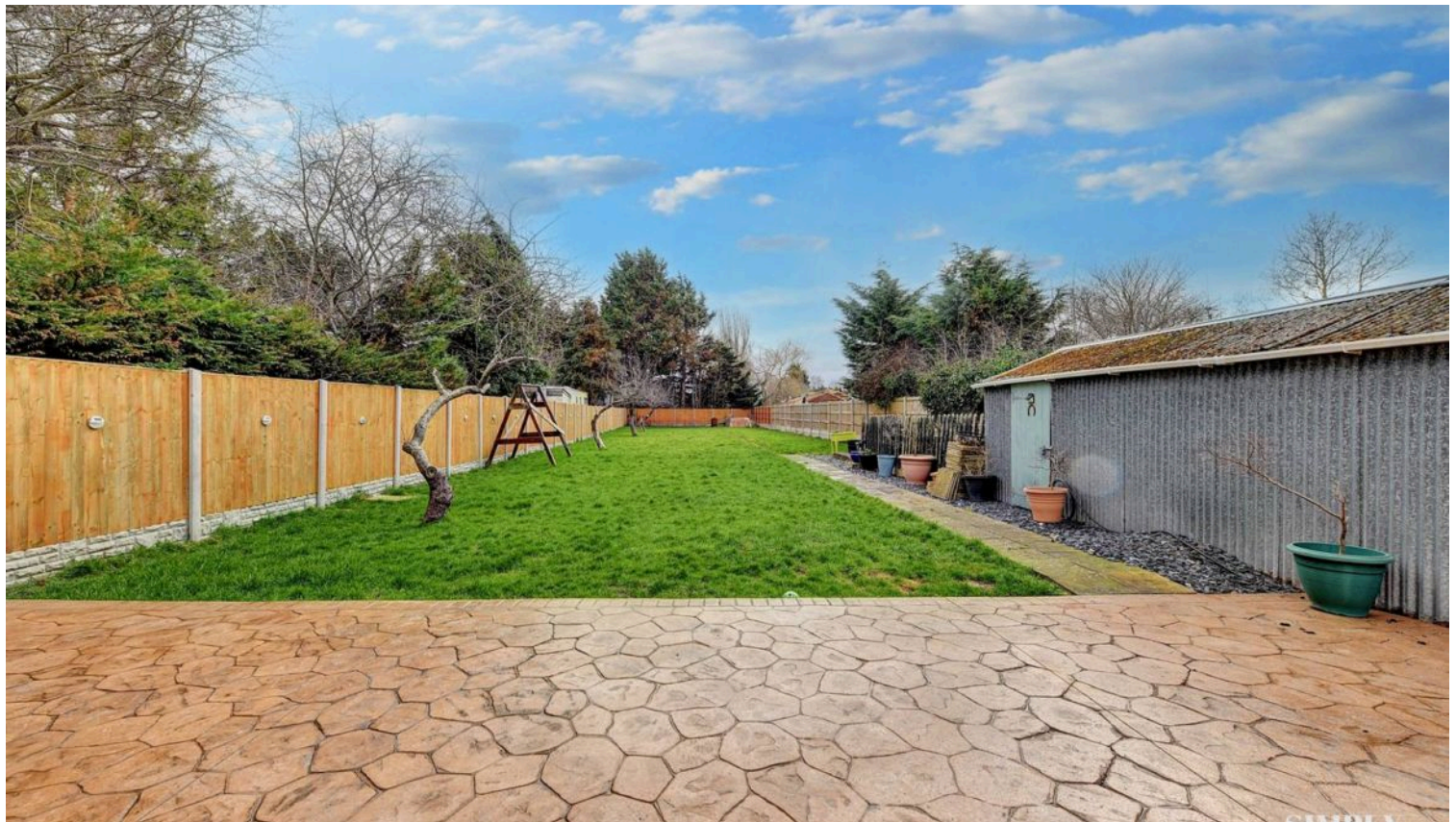
12' 2" x 6' 8" (3.72m x 2.04m)

A well-appointed family bathroom, offering a full-size bath, WC, basin, and a bright windowed aspect.

### Bedroom Four

5' 7" x 9' 0" (1.70m x 2.75m)

A versatile single room, which could be used as a home office, nursery, or hobby room. The window ensures the space feels bright and comfortable.





Approx Gross Internal Area  
123 sq m / 1321 sq ft



Ground Floor  
Approx 102 sq m / 1095 sq ft

Denotes head height below 1.5m

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.

Outside, the large, well-maintained garden is perfect for outdoor enjoyment, while the ample driveway parking ensures convenience. Located in a peaceful yet well-connected area, this home is ideal for families, retirees or professionals seeking a spacious and comfortable property close to local amenities.

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