

## Trem Y Bont, Kinmel Bay - LL18 5BZ

Offers over £160,000 Freehold

Situated in a quiet cul-de-sac, this well presented two-bedroom home offers bright living spaces, a practical layout, and a low maintenance garden.

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### Hallway

Welcoming hallway with stairs to the first floor and access to the lounge.

### Lounge

10' 11" x 12' 8" (3.33m x 3.86m)

A bright, airy living space with large front-facing window and a neutral palette. Perfect for everyday relaxation or hosting guests.

### Kitchen

14' 0" x 7' 3" (4.27m x 2.21m)

A practical U-shaped kitchen with warm wood cabinetry, tiled splashbacks, and stylish herringbone flooring. Bright and functional, with ample worktop space and room for a small dining area.



### Conservatory

7' 3" x 10' 6" (2.21m x 3.20m)

Sun-filled and spacious with full-height windows, rustic brickwork, and terracotta floor tiles. A lovely spot to enjoy the garden year-round.





### **Main Bedroom**

10' 11" x 8' 3" (3.33m x 2.51m)

A comfortable double bedroom with a front-facing window, built-in storage, and soft carpet underfoot. Peaceful and easy to personalise.

### **Bedroom 2**

8' 0" x 11' 10" (2.44m x 3.61m)

A well-sized room with a bright window and neutral décor, ideal as a guest bedroom, nursery, or home office.

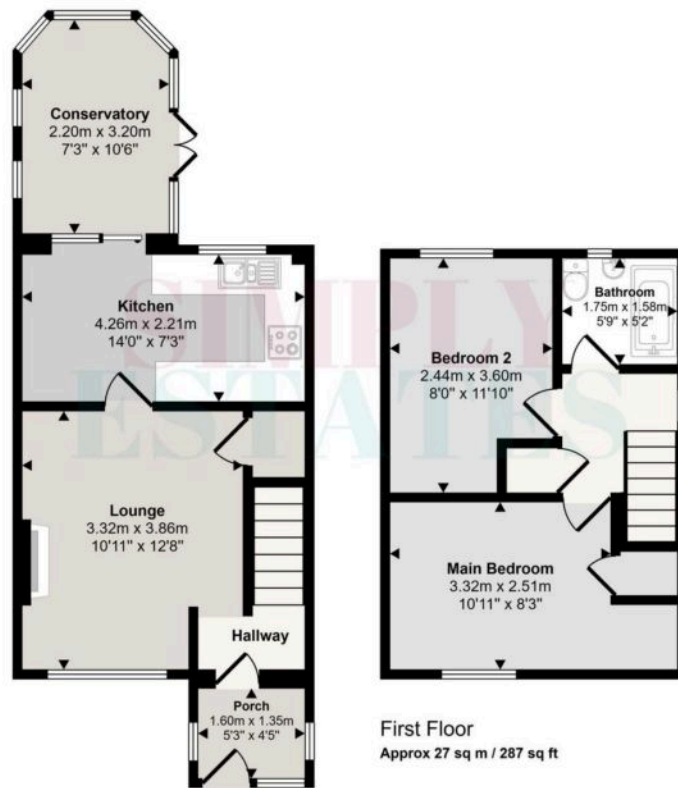
### **Bathroom**

5' 9" x 5' 2" (1.75m x 1.57m)

A clean and functional space with a bathtub and overhead power shower, WC, and basin. Simple and easy to maintain.



Approx Gross Internal Area  
63 sq m / 678 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.

Outside, the south facing rear garden is paved and stone-covered for easy maintenance, with rear access to a good sized detached garage offering extra storage or parking options.

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