

Property Details

37 Ffordd Nant, Kinmel Bay, Rhyl,
Conwy, LL18 5JN

£185,000



Property Photos

37 Ffordd Nant, Kinnel Bay, Rhyl, Conwy, LL18 5JN



Creation Date
11/02/2025

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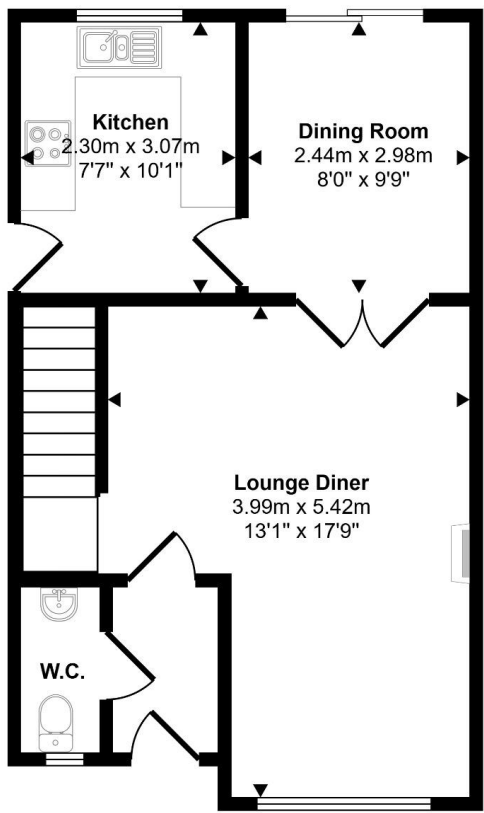


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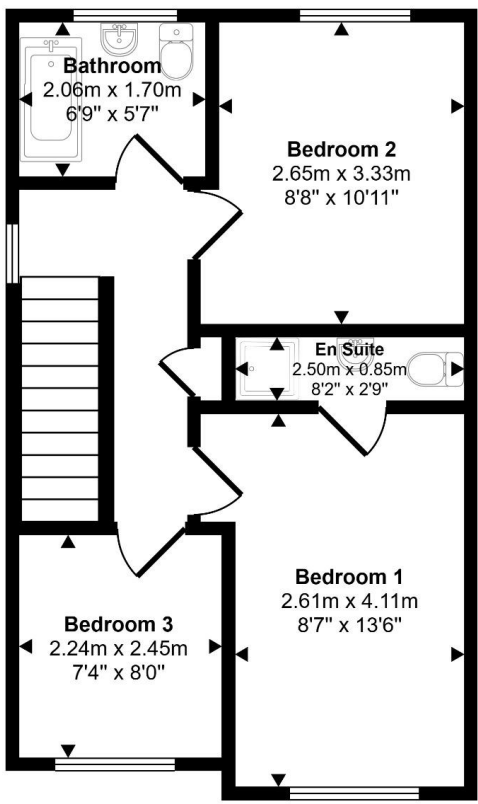
Property Floor Plans

37 Ffordd Nant, Kinmel Bay, Rhyl, Conwy, LL18 5JN

Approx Gross Internal Area
82 sq m / 882 sq ft



Ground Floor
Approx 41 sq m / 439 sq ft



First Floor
Approx 41 sq m / 443 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.

Property Info

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Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
1
Receptions
1
Tenure Type
Freehold
Floor Area
839.5
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Central, Double Glazing
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

-

Price

£185,000

Land Size

Less than an acre

Age of Property

Modern Minimalist

Year Built

-

New Home

No

Property Features

37 Ffordd Nant, Kinnel Bay, Rhyl, Conwy, LL18 5JN

Feature 1

Long-term Tenant Paying 700/month (over 20 Years)

Feature 2

Spacious Lounge With Double Doors To Dining Area

Feature 3

Modern, Well-maintained Kitchen

Feature 4

Recently Updated Landing And Stairs Carpet

Feature 5

Main Bedroom With En-suite And Built-in Shower

Feature 6

Generous Second Bedroom With Garden Views

Feature 7

Family Bathroom With Bath And Overhead Shower

Feature 8

Enclosed Rear Garden, Perfect For Privacy

Property Description

37 Ffordd Nant, Kinmel Bay, Rhyl, Conwy, LL18 5JN

Well-Maintained Three-Bedroom Property with Long-Term Tenant in Situ – Ideal Investment Opportunity

This well-maintained, three-bedroom property in Kinmel Bay offers an excellent opportunity for investor buyers, with a long-term tenant in situ who has occupied the property for over 20 years and pays 700 per month. Situated in a quiet residential area, this home is a great addition to any property portfolio.

Upon entering the property, you are greeted by a welcoming porch, providing access to a convenient downstairs WC. The spacious lounge benefits from plenty of natural light and features double doors leading to the dining area, creating a flow of space perfect for family living and entertaining. The dining area has a sliding PVC door that opens into the back garden, allowing easy access to outdoor space.

The well-maintained kitchen is modern and practical, offering a great space for cooking and storage. The tenant has recently replaced the carpet on the landing and stairs, ensuring the home remains in great condition.

Upstairs, the family bathroom is fitted with a bath and overhead shower, offering comfort and convenience. The second bedroom is spacious, with ample room for a dressing table, wardrobe, and bedside tables, and overlooks the rear garden. The main bedroom is particularly generous, offering plenty of space for furniture, and includes the added benefit of an en-suite bathroom with a built-in shower. The third bedroom is a good size, easily accommodating a bed.

Externally, the rear garden is enclosed, providing a private and secure outdoor space. This property is truly well-maintained and offers a fantastic opportunity for a buy-to-let investor. Get in touch today to arrange a viewing!

Investor Buyers Only.

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Property Description

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Measurements

Lounge/Diner- 3.99m x 5.42m (13'1 x 17'9)

Kitchen- 2.30m x 3.07m (7'7 x 10'1)

Dining Room- 2.44m x 2.98m (8'0 x 9'9)

Bedroom One- 2.61m x 4.11m (8'7 x 13'6)

En Suite- 2.50m x 0.85m (8'2 x 2'9)

Bedroom Two- 2.65m x 3.33m (8'8 x 10'11)

Bedroom Three- 2.24m x 2.45m (7'4 x 8'0)

Bathroom- 2.06m x 1.70m (6'9 x 5'7)

Tenure:

Services: The Gas and Electric are on Smart Meters and the water bill gets paid monthly

Boiler info: The boiler is a combination boiler and is brand new

Loft: Not Boarded, No Ladder

Council Tax Band: C

EPC: TBC

Parking: Driveway parking for at least 2 cars

Garden: There is a private rear garden and grassy area to the front of the property.

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