



## Glas Coed Avenue, Kinmel Bay

**£150,000**

Nestled on the charming Glas Coed Avenue, this delightful detached bungalow offers the perfect blend of comfort and convenience. Set within a friendly neighbourhood in a popular residential area, the property is ideally positioned to enjoy local amenities, the beauty of the surrounding area, and easy access to the beachfront.

The inviting layout provides well-proportioned accommodation comprising a porch, lounge, kitchen/diner, one bedroom, sitting room, utility room, and bathroom. Externally, there are garden areas to both the front and rear, along with a driveway offering off-road parking and access to a garage.

Designed for easy living, this bungalow is an excellent opportunity for first-time buyers, investors seeking a rental opportunity, or anyone looking for a peaceful place to call home. Viewing is highly recommended.



## Porch

## Lounge

12'5 x 13'11 (3.78m x 4.24m)

## Hallway

## Kitchen/Diner

16'10 x 9'1 (5.13m x 2.77m)

## Bedroom 1

11'9 x 8'8 (3.58m x 2.64m)

## Bedroom 2

12'2 x 7'10 (3.71m x 2.39m)

## Bathroom

6'1 x 5'10 (1.85m x 1.78m)

## Utility Room

7'11 x 6'8 (2.41m x 2.03m)

## Garage

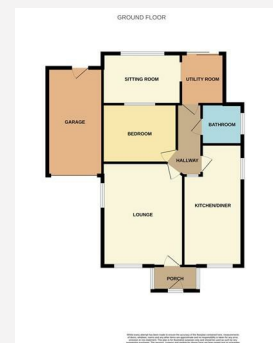
16'10 x 8'6 (5.13m x 2.59m)

## Exterior

## Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 11th February 2026
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND B - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	80		
	59		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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