

## Clwyd Gardens, Kinmel Bay, LL18 5NB

Guide Price £80,000

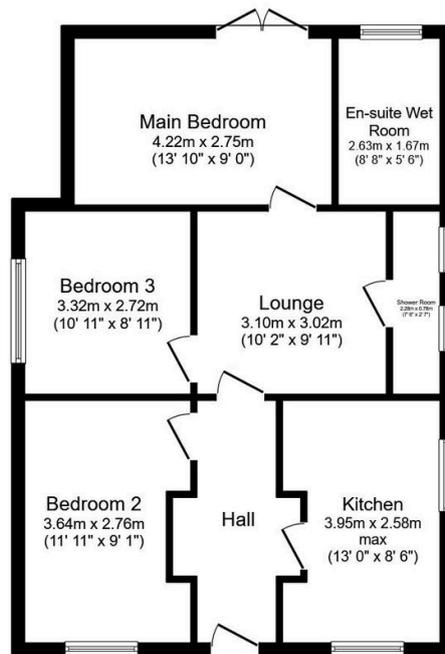
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For sale by Modern Day Auction, is this detached bungalow being nestled in the seaside resort of Kinmel Bay, with walking and cycling routes along the promenade, perfect for outdoor enthusiasts with stunning sea views and beachside activities. It offers a great opportunity for buyers seeking a property to personalise according to their own tastes and requirements. The property features three bedrooms, en-suite wet room, shower room, lounge, kitchen. Small garden.

## Key Features

- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- En-suite wet room / Enclosed small garden
- Freehold
- T & C's apply
- Buyers fees apply
- Three bed detached bungalow
- Council tax - B / EPC - D
- 04/02/2025 P/R 30/05/2025, P/R 22/01/2026



Floor Plan

Floor area 65.5 m<sup>2</sup> (705 sq.ft.)

TOTAL: 65.5 m<sup>2</sup> (705 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)