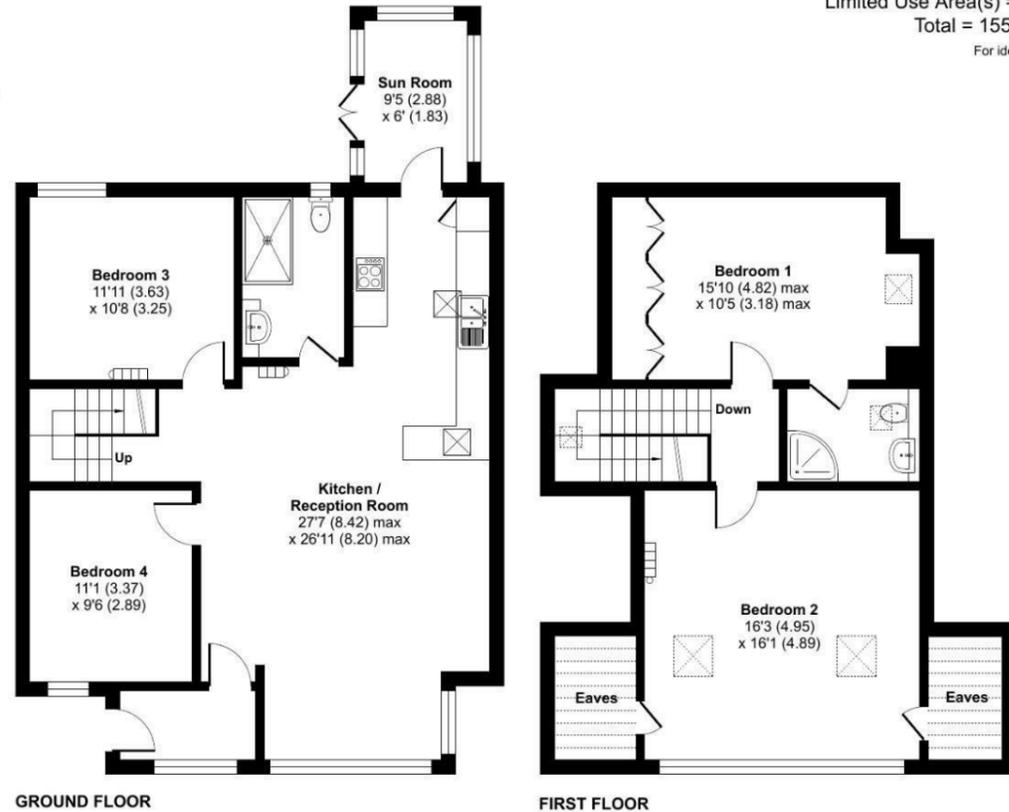


FOR SALE

19 The Promenade, Kinmel Bay, Rhyl, Conwy, LL18 5NL



Approximate Area = 1478 sq ft / 137.3 sq m
 Limited Use Area(s) = 73 sq ft / 6.8 sq m
 Total = 1551 sq ft / 144.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1360453



FOR SALE

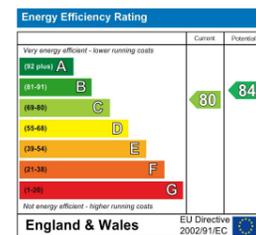
Offers in the region of £325,000

19 The Promenade, Kinmel Bay, Rhyl, Conwy, LL18 5NL

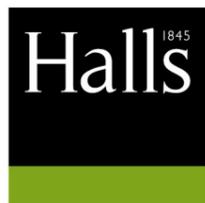
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



This beachfront detached bungalow has undergone a complete scheme of refurbishment and extension completed in 2021. This quite unique property now comprises of an entrance hall, open plan living accommodation with beautiful sea views, fully fitted kitchen with integrated appliances, breakfast bar and granite work surfaces, conservatory with insulated roof, two ground floor double bedrooms and wet room, landing, principal bedroom with built in wardrobes, dressing table with ensuite and first floor lounge with glazed elevation to maximise the sea views. The property offers a high standard of finish throughout, low maintenance paved rear garden with summerhouse and shed. It is approached along an unadopted road with access to mobility friendly coastal paths and the area offers a variety of local pubs, eateries and entertainment. This property is offered for sale with no onward chain.



01938 555552

Welshpool Sales
 14 Broad Street, Welshpool, Powys, SY21 7SD
 E: welshpool@hallsgb.com



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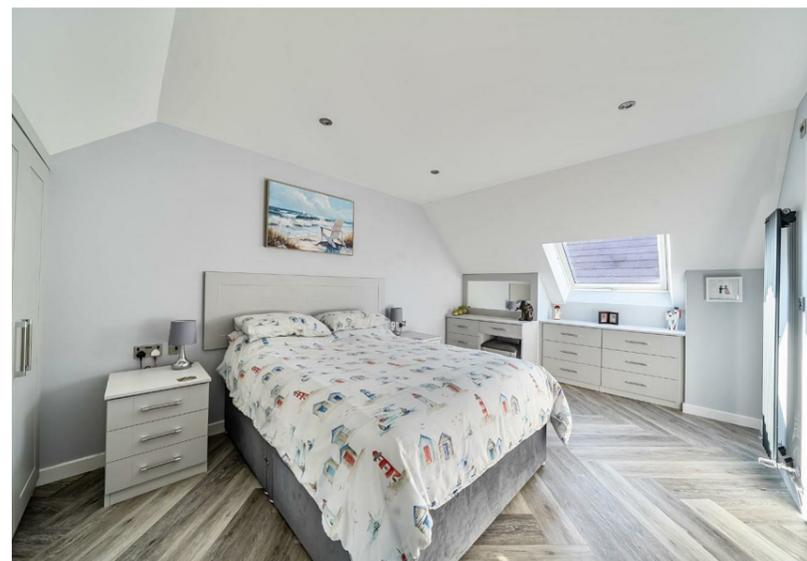
1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Fully refurbished beachfront detached bungalow
- Unique design with high standard of finish throughout
- Open-plan living accommodation with stunning sea views
- Fully fitted kitchen with integrated appliances
- Low-maintenance paved rear garden with summerhouse and shed
- For sale with no onward chain

UPVC double glazed entrance door with double glazed windows to side and front elevations, tiled floor, radiator, panel glazed doors leading into open plan living accommodation

Lounge Area

Double glazed box bay window to front elevation with beach front views, breakfast bar, tiled floor, two radiators, turn staircase off, smoke alarm.

Kitchen Area

Fitted with a range of shaker style wall and base units with under unit lighting, glass front display cabinet, inset sink drainer unit with mixer tap, polished granite work surfaces, NEFF electric hob, oven and microwave, extractor canopy, integrated fridge freezer, tiled floor, smoke alarm, integrated NEFF washing machine, two remote controlled double glazed roof lights, panel glazed doors leading into

Conservatory

Double glazed windows to three elevations, tiled floor, radiator, two wall light points, insulated roof, double glazed French doors leading out to the rear garden.

Bedroom

Double glazed window to front elevation, wood laminate floor covering, radiator.

Bedroom

Double glazed window to rear elevation, wood laminate floor covering, radiator.

Wetroom

Large walk in shower, wash hand basin set on vanity unit with storage cupboard under, low level W.C., heated towel rail, frosted double glazed window to rear elevation, extractor fan, mirror with light and shaver point.

Landing

Double glazed roof light, recess spotlights, wood laminate floor covering.

Lounge/ Bedroom

Glazed elevation with beach front and sea views, two double glazed roof lights, recess spotlights, two eaves storage cupboards (one with radiator), television point. This room provides a great sun spot in the warmer months.

Principal Bedroom

Range of built in triple wardrobes, wood laminate floor covering, dressing table, bedside drawer units, radiator, double glazed roof light, television point, recess spotlights.

Ensuite

Large walk in corner shower, wash hand basin set on vanity unit with storage cupboard under, low level W.C., extractor fan, double glazed roof light, heated towel rail, mirrored storage cabinet with light.

Externally

To the front of the property is on street parking, gated pedestrian entrance to slate chipped pathway, covered entrance canopy, courtesy light and pedestrian gate to either side of the property. To the rear there is an outside tap, shed, paved patio area for ease of maintenance, summer house and courtesy light.

Agents Notes

The property is approached along unadopted road. The property is offered for sale with no onward chain.

Services

Mains electricity, water, drainage and gas heating are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Conwy County Borough Council, PO Box 1, Colwyn Bay, LL29 0GG. Telephone: 01492 574000
The property is in band 'C'

Directions

Postcode for the property is LL18 5NL

What3Words Reference is works.little.pushed

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com