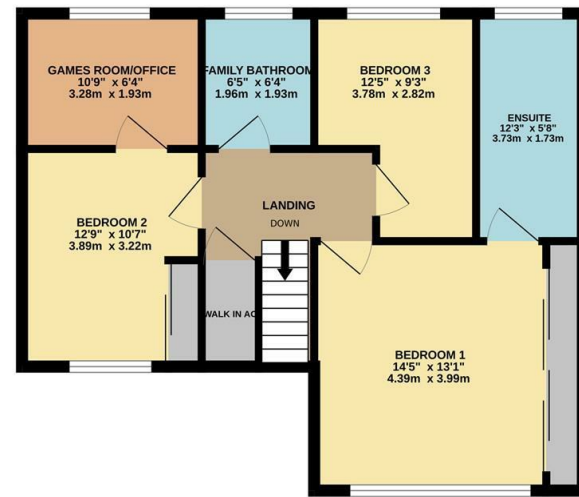
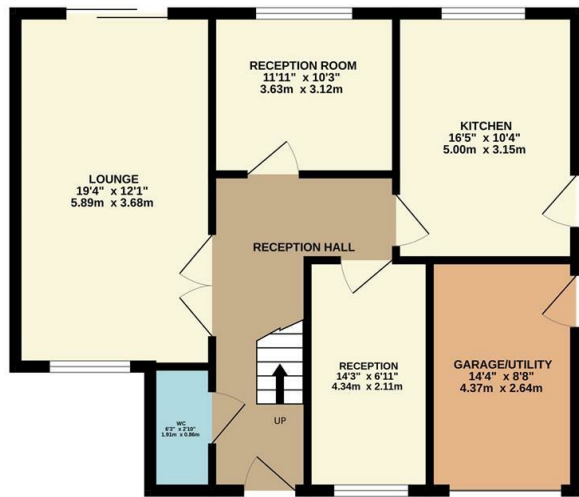


GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1916sq.ft. (178.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 9 Ffordd Nant, Kinmel Bay, LL18 5JN

£315,000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	82		

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# 9 Ffordd Nant, Kinmel Bay, LL18 5JN

## £315,000



### Tenure

Freehold

### Council Tax Band

E - Average from 01.04.23 £2,400.23

### Property Description

The property comprises a double-glazed composite door leading into a spacious entrance hall laid with high grade flooring and a modern fully tiled ground floor WC.

Double timber doors open from the hallway into a bright & airy lounge fitted with a beautiful brick constructed fireplace with timber mantle and stone hearth and enjoys plenty of natural light from the front window and rear patio doors.

A large contemporary kitchen has tiled flooring, benefits from a range of wall and floor mounted shaker style units, with brushed steel handles, finished with a tiled splashback and a stylish breakfast bar. A variety of integrated appliances are available that include a double electric oven/grill, microwave, six burner gas hob and a stainless-steel extractor fan, while allowing ample room for a freestanding fridge freezer.

Accessible off the main hallway are an additional two reception rooms. Reception room one is currently utilised as a second lounge with room for a sofa and a tv unit. Reception room two is utilised as a reading room but could be utilised as a dining room with ample room for a dining table & chairs.

The first-floor accommodation comprises a spacious landing area offering loft access and a large linen/storage cupboard.

There is a larger than average primary bedroom that benefits from fitted wardrobes, with plenty of room for bedroom furniture. A modern fully tiled, four-piece en-suite shower room is fitted with a hand wash basin with storage, WC, a bath, and a double length shower cubicle with clear glass screen.

The second bedroom looks onto the front elevation of the property, has fitted wardrobes and a versatile interconnecting room that is currently used as a games room.

There is a third double bedroom looking onto the rear aspect of the property and has ample room for freestanding wardrobes

and bedroom furniture.

Completing the first-floor accommodation is a stylish, fully tiled family bathroom.

The property also benefits from gas central heating, double glazing throughout, a loft that is part boarded and accessible via drop down ladder and a single garage with power, has plumbing for a washing appliance and is doubling up as a utility room.

To the front elevation there is ample off-road parking for multiple vehicles, a large sandstone patio area and a well-manicured patch of lawn.

To the rear of the property is a large, landscaped garden laid mainly to lawn and is bordered with timber fencing. There is a raised patio ideal for enjoying the afternoon sun, and a pergola seating area with artificial turf is accessible just off the rear lounge door. There is a timber shed, an outside tap, and a security light, with additional storage options available to the side of the property.

The property is located on Ffordd Nant and is a quiet residential area. The property is conveniently located within a few minutes' drive of Kinmel Bay centre offering access to a range of local shops, a supermarket, excellent transport links, with the beach and coastal path easily accessible. The larger seaside resort of Rhyl is within a few minutes' drive offering a wider range of amenities.

### Key Feature

A key feature of the property is its condition. The currently vendors have transformed the property with an extensive programme of works that include the installation of a new kitchen, upgrading the WC, family and ensuite bathrooms, replacing the guttering and fascia boards and a complete decorative overhaul throughout. The property now presents in superb condition and is ready for immediate occupancy.

### Lounge

19'4 x 12'1 (5.89m x 3.68m)

### Reception Room

11'11 x 10'3 (3.63m x 3.12m)

### Reception

14'3 x 6'11 (4.34m x 2.11m)

### Kitchen

16'5 x 10'4 (5.00m x 3.15m)

### WC

6'3 x 2'10 (1.91m x 0.86m)

### Bedroom 1

14'5 x 13'1 (4.39m x 3.99m)

### En Suite

12'3 x 5'8 (3.73m x 1.73m)

### Bedroom 2

12'9 x 10'7 (3.89m x 3.23m)

### Games Room Off Bed 2

10'9 x 6'4 (3.28m x 1.93m)

### Bedroom 3

12'5 x 9'3 (3.78m x 2.82m)

### Family Bathroom

6'5 x 6'4 (1.96m x 1.93m)

### Garage

14'4 x 8'8 (4.37m x 2.64m)



### Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

### Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

### Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

