



29 Denbigh Circle Kinmel Bay, LL18 5HW

Approximate Gross Internal Area = 117.2 sq m / 1261 sq ft
 Garage = 25.0 sq m / 269 sq ft
 Total = 142.2 sq m / 1530 sq ft



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. FloorplansUsketch.com © 2023 (ID1001537)

| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 70 | 83 |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| C | A |

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.



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£325,000



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Tenure

Freehold

Council Tax Band

E - Average £2,400.23

Property Description

Welcoming you in through UPVC double doors is an entrance porch, adorned with a captivating old chapel door with stained glass inserts hailing from a quaint chapel in Barmouth. The L-shaped entrance hall, embellished with warm timber flooring, beckons you further. A pull-down hatch with a loft ladder provides easy access to the loft.

Stepping into the spacious lounge, you're met with a sense of comfort and light. Coved ceilings, picture rails, and wood-effect LVT floor tiles create an atmosphere of refined elegance. Dual aspect windows illuminate the space, highlighting a feature gas flame fireplace with a wooden mantle, solid stone tiled surround, and a welcoming hearth.

Flowing seamlessly, the lounge connects to the dining room through an open arch. The dining room, graced with coved ceilings and picture rails, boasts dual aspect windows that gaze upon the front and side of the property.

The kitchen, accessible from both the main entrance hall and the dining room offers high-grade wooden shaker style units that harmonize with a stone effect worktop that extending the up stands, enhanced by a tasteful tiled splashback. Ample countertop space is crowned by integrated appliances - a Bosch fridge freezer, Neff oven, and Neff five-ring gas burner hob - ensuring both practicality and style.

From the kitchen, a generous utility room unveils itself, hosting a Belfast sink, washing and drying appliance plumbing, and side access to both the front and rear of the property.

The primary bedroom, generously sized, offers modern fitted wardrobes and a chic wall-mounted radiator. Its en-suite bathroom exudes contemporary flair, featuring a low-level WC, hand wash basin with storage underneath, and a shower cubicle accessible through a folding door, complete with a rainfall showerhead and handheld diverter. Natural light filters through a Velux window.

The second bedroom impresses with fitted storage options and double doors leading to the patio area of the rear garden. The versatile third bedroom, equally well-equipped with storage, holds the potential to be a home office or a comfortable bedroom.

A modern family bathroom showcases sandstone-effect tiles, a clear glass shower cubicle with a rainfall showerhead and handheld diverter, a bath with a tiled side panel, a floating hand wash basin, and a chrome heated towel rail.

The rear garden, accessible from the second bedroom, unfolds along a block-paved path leading to a brick-paved patio and a low-maintenance stone-chipped area, surrounded by mature shrubbery. A tree-lined "secret path" leads to a secondary garden space featuring a decked terrace and a stone-chipped area. Despite its north-facing orientation, this garden enjoys abundant sunlight throughout the day, basking in a west-facing aspect for evening relaxation.

The front aspect reveals extensive brick-paved off-road parking, generously accommodating multiple vehicles, including leisure vehicles. Beautiful mature shrubs and raised flower beds complement a block-paved patio and a stone-chipped area.

Completing this remarkable property, a double garage with an electric roller door has been cleverly transformed into a workshop area, complete with a sink and WC. Its potential extends to serve as a craft room, featuring ample shelving for organized creativity.

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.

Lounge

19'11 x 11'11 (6.07m x 3.63m)

Dining Room

11'3 x 11'2 (3.43m x 3.40m)

Kitchen

14'1 x 11'1 (4.29m x 3.38m)

Utility/Conservatory

13'4 x 6' (4.06m x 1.83m)

Bedroom

11'11 x 8'8 (3.63m x 2.64m)

Bedroom

11'10 x 11' (3.61m x 3.35m)

Bedroom

11'2 x 10'1 (3.40m x 3.07m)

Garage

17'11 x 14'7 (5.46m x 4.45m)

Kinmel Bay

Kinmel Bay, also known as Bae Cinmel, is a popular seaside resort situated on the beautiful North Wales Coast.

The town was originally called Foryd before it grew in size, and was named after the former train station.

A ship, La Nave Reyes said to be part of the Spanish Armada and under the command of the Duke of Medina Sidonia, sunk in the River Clwyd near Kinmel Bay in 1588 with the loss of 220,000 pesos of gold and silver. These coins are still being found today!

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.

