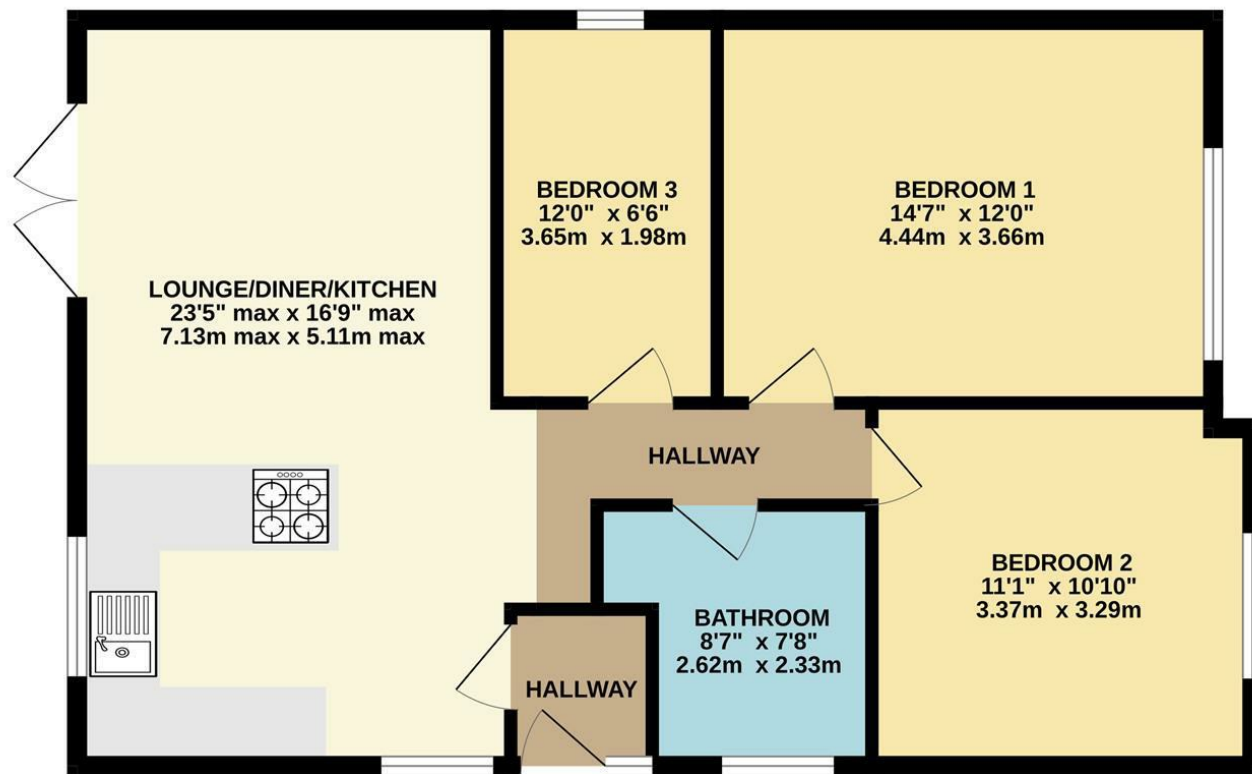




GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.0 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	86	A	A
68	86	B	A
		C	A
		D	A
		E	A
		F	A
		G	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.



15 Lon Heulog, Kinmel Bay, LL18 5NQ
£250,000



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£250,000



Tenure

Freehold

Council Tax Band

C - Average from 01-04-2024 - £1,898.54

Property Description

The property is approached by a newly extended hardstanding driveway, offering ample off-road parking space. It's primed for an EV charge point and a 240v external power socket. Flanking the driveway is a low-maintenance front garden, laid with slate chippings, bordered by timber sleepers and adorned with mature shrubbery.

A composite double-glazed door opens into an inviting entrance hall, setting the tone for the modern elegance that awaits inside.

As you step through the hallway door, you are welcomed into the stunning open-plan kitchen, living, and dining area, laid with elegant engineered wooden flooring and tastefully decorated to a contemporary standard.

The lounge area offers ample space for a large L-shaped sofa, while the vendor has creatively installed a media wall to neatly conceal all modern gadgets and wiring. UPVC double-glazed doors open from the lounge onto the timber-decked garden, creating a seamless transition between indoor and outdoor living.

The striking kitchen features a mix of wall and base-mounted units fitted with high-sided drawers and retractable storage shelves, complemented by a stone-effect worktop extending to the up-stands. The kitchen boasts a range of integrated appliances, including a fridge-freezer, oven and microwave/grill, dishwasher, and a five-ring gas hob with an extractor hood. There is also ample space and plumbing for a washing machine. For evening dinner parties with friends, strip lighting along the tops and bottoms of the kitchen cabinets creates a warm and inviting ambience.

Moving down the hallway, the primary bedroom features stylish timber panelling and a large picture window, allowing plenty of natural light to flood the room. There is ample space for freestanding wardrobes, additional bedroom furniture, and

a king-size bed.

The second bedroom also features stylish timber panelling, offering plenty of space for a kingsize bed and additional bedroom furniture.

The third bedroom is currently utilised as a home office but can easily accommodate a single bed for guests. The loft space is also accessed from here via a timber fold-down ladder. The loft is fitted with insulation, power, light, and is partially boarded.

The bathroom has been tastefully designed with contemporary fully tiled walls in a two-tone colour scheme. It boasts an extra-deep bath, a walk-in shower cubicle with an 18-inch sunken rainfall showerhead and two additional showerheads, an integrated electric toothbrush charging station, and ambient lighting surrounding the vanity mirror, bath, and showerhead.

The renovation extends beyond the interior. The rear garden has received just as much attention, having been completely re-fenced and landscaped with fresh turf and woodchip borders. A timber deck terrace provides the perfect spot for outdoor relaxation. The garden offers a blank canvas, allowing you to maintain a minimalist approach or create a vibrant garden with colourful plants. The garden enjoys sunlight from the morning, throughout the day, and well into the evening. Provisions have been thoughtfully left for running power to a potential garage or garden shed.

The extensive list of works carried out on the property includes a new gas central heating system with an unvented cylinder located in the loft (although the boiler is approx 5 years old), re-levelled floors with fresh floor coverings, nearly all walls and ceilings replaced and plastered, a complete re-wire, and refreshed external paintwork.

All this hard work and attention to detail have culminated in the fantastic modern dream home you see today. Viewing is highly recommended to truly appreciate this property!

The property is just a short distance from Kinmel Bay town centre offering easy 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.

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/Kitchen/Diner

23'4" x 16'9" (7.13 x 5.11)

Bedroom 1

14'6" x 12'0" (4.44 x 3.66)

Bedroom 2

11'0" x 10'9" (3.37 x 3.29)

Bedroom 3

11'11" x 6'5" (3.65 x 1.98)

Bathroom

8'7" x 7'7" (2.62 x 2.33)

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.

