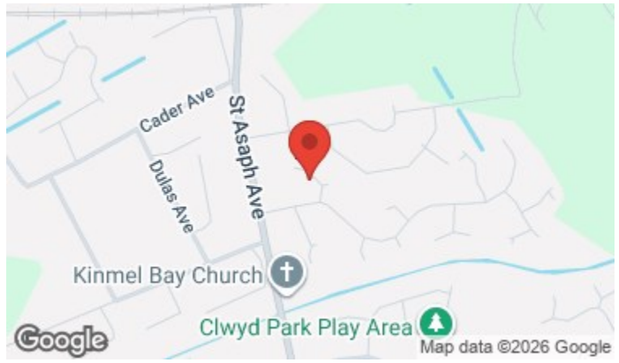
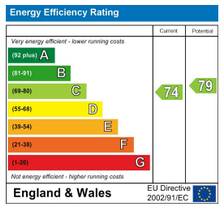


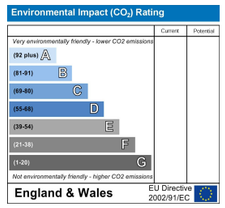







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Prys Jones & Booth



# 3 Cadwalader, Kinmel Bay, LL18 5FG

## Offers in excess of £220,000

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# 3 Cadwalader, Kinmel Bay, LL18 5FG
# Offers in excess of £220,000





## Tenure
Freehold

## Council Tax Band
Band - D - Average from 01-04-2026 £2,472.82

## Property Description
To the front of the property, a resin laid driveway provides ample off-road parking for multiple vehicles while also providing an appealing low maintenance design.

Stepping inside, a bright and welcoming hallway greets you, laid with carpet and naturally lit by a side-facing window. A convenient ground floor WC, complete with tiled flooring, a hand wash basin, and tiled splashback, adds practicality to the entrance space. Stairs lead to the first floor, while a door draws you into the heart of the home.

The spacious lounge offers a comfortable and inviting retreat, decorated with tasteful wall lighting, coved ceilings, and a under-stairs storage cupboard. There's ample room to accommodate a generous L-shaped sofa—perfect for relaxing or entertaining guests.

To the rear of the property, the kitchen/dining room is both stylish and functional, laid with contemporary tiled flooring and fitted with a range of base and wall-mounted cabinets. A tiled splashback complements the integrated fan oven and four-burner gas hob. There’s space for a freestanding fridge-freezer and plumbing for a washing appliance, making it ideal for day-to-day living. The dining area opens through sliding doors into the conservatory, creating a natural flow of light and offering a great space for hosting family meals or summer gatherings.

The conservatory, currently laid with carpet, enjoys views over the rear garden and offers direct access outside via double doors. The south-west facing garden is designed for low maintenance and year-round enjoyment, with artificial turf, a timber-decked terrace that features an integrated hot tub, and a hardstanding space ideal for children’s play equipment such as a trampoline. The garden is fully enclosed with timber fencing, ensuring privacy and security, and includes side access into the garage.

Upstairs, the landing is weel-lit by a well positionad window and benefits from both a linen cupboard and an additional storage cupboard above the stairs.

The primary bedroom is a generous double, offering space for freestanding furniture and benefitting from a handy en suite shower room with WC, basin, and a shower cubicle. The second bedroom, currently used as a children’s nursery, is another good-sized double decorated in calming neutral tones. The third bedroom is currently used for storage but could serve equally well as a home office or nursery, depending on your needs.

The family bathroom is fully tiled and features a traditional white suite with a rainfall shower head and a handheld diverter above the bath.

This appealing property is ideally positioned for convenience, with a well-established supermarket just a short distance away, excellent local amenities nearby, and easy access to the beach and scenic coastal path for walking and cycling. The larger seaside town of Rhyl, with its sandy beaches and wide range of additional facilities, is just a short drive away.

## 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
Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

## Lounge
14'3" x 13'1" (4.36 x 4.00)

## Kitchen
16'6" x 9'8" (5.05 x 2.95)

## Conservatory
9'1" x 7'1" (2.79 x 2.18)

## Bedroom 1
11'7" x 9'10" (3.55 x 3.00)

## En Suite
6'5" x 5'4" (1.97 x 1.63)

## Bedroom 2
9'11" x 9'10" (3.04 x 3.01)

## Bedroom 3
7'10" x 6'6" (2.40 x 2.00)

## Bathroom
6'5" x 5'4" (1.97 x 1.63)

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