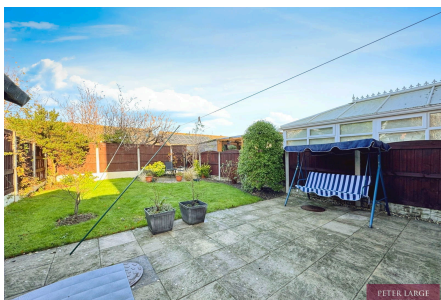


## 6 Llys Cynffig, Kinmel Bay, LL18 5FR

£164,000

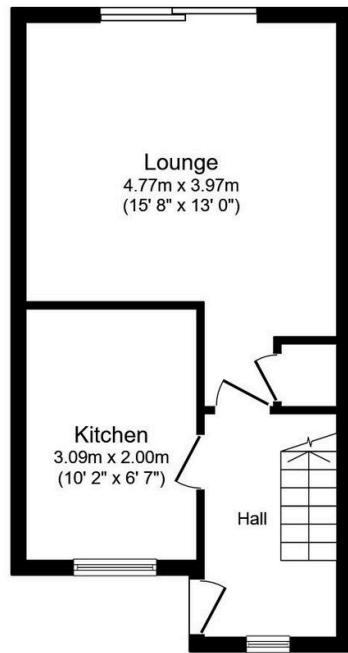
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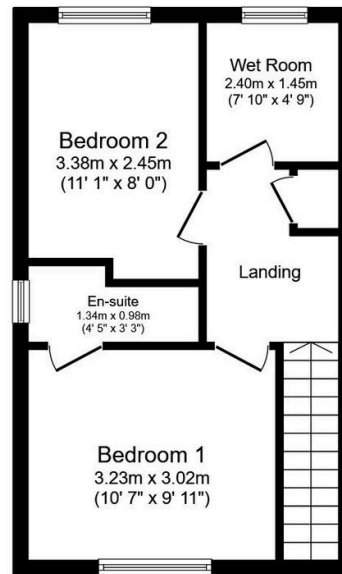
Listed for sale is this well presented semi-detached house, located within the seaside town of Kinmel Bay being close to public transport links, nearby schools, seafront and promenade and local amenities. This property offers an excellent opportunity for first-time buyers seeking to step onto the property ladder or investors looking to expand their portfolio. The house boasts two spacious double bedrooms, master with en-suite, modern wet room bathroom, kitchen, lounge with access to the well maintained rear garden, providing an excellent outdoor space for relaxation or entertaining during the sunny months.

## Key Features

- Well presented
- Semi detached house
- Enclosed rear garden
- Freehold
- Council tax - C
- Two bedrooms
- En-suite facility
- Ample off street parking
- EPC - C
- Date - 27/11/2024



**Ground Floor**  
Floor area 36.4 m<sup>2</sup> (391 sq.ft.)



**First Floor**  
Floor area 34.3 m<sup>2</sup> (369 sq.ft.)

TOTAL: 70.6 m<sup>2</sup> (760 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)