



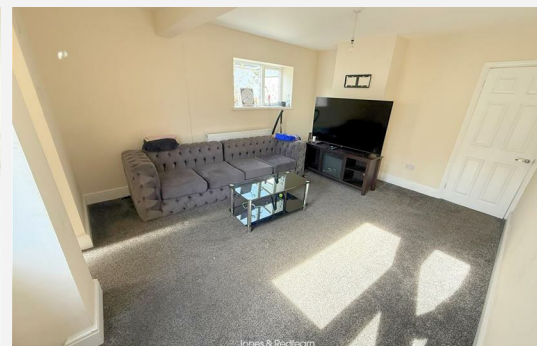
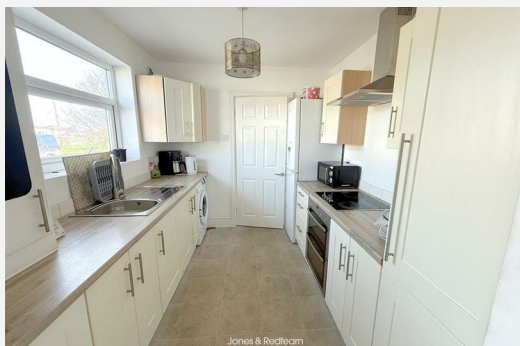
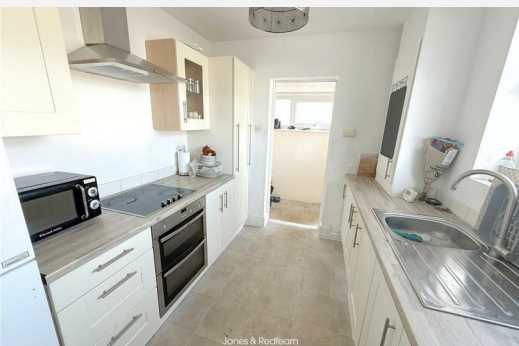
## Clwyd Gardens, Rhyl

**£135,000**

Tucked away in the sought-after area of Clwyd Gardens, Kinmel Bay, this charming detached bungalow offers a wonderful balance of comfort and convenience. Situated in the scenic coastal town of Kinmel Bay, the property benefits from easy access to beautiful beaches and picturesque walking routes, perfect for enjoying the outdoors. A variety of local amenities, including shops, cafés, and leisure facilities, are all within easy reach, catering to everyday needs.

The accommodation briefly comprises an entrance porch, kitchen, lounge, two bedrooms, and a bathroom. Outside, the property features off-road parking to the front and a private, enclosed garden to the rear—ideal for relaxing or entertaining.

This delightful bungalow is a fantastic opportunity for anyone seeking a peaceful lifestyle within a welcoming community. With its attractive location and practical layout, it is not to be missed. Whether you are a first-time buyer, looking to downsize, or an investor, this appealing home in Kinmel Bay could be just what you're looking for.



### Entrance Hall

7'1 x 3'7 (2.16m x 1.09m)

### Kitchen

9'8 x 8'0 (2.95m x 2.44m)

### Inner Hallway

### Lounge

15'9 x 12'6 (4.80m x 3.81m)

### Bedroom 1

11'10 x 8'8 (3.61m x 2.64m)

### Bedroom 2

10'9 x 8'8 (3.28m x 2.64m)

### Bathroom

8'11 x 6'2 (2.72m x 1.88m)

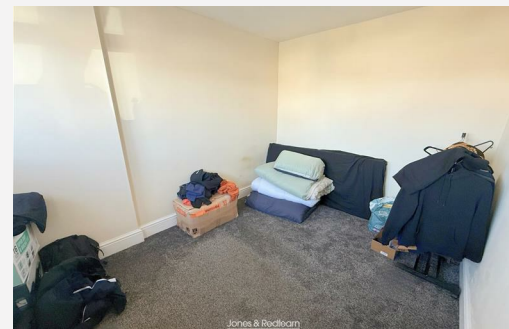
### Exterior

Garden areas to the front and rear of the property. The front of the property features a gravelled garden with a concrete walkway and the added benefit of off-road parking. To the rear, there is an enclosed garden designed for low maintenance, with a combination of paved and pebble areas.

### Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 18th March 2026
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND B - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B	87	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	59	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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