



37 St. Asaph Avenue, Kinmel Bay, Rhyll LL18 5EU

Approximate Gross Internal Area = 79.0 sq m / 850 sq ft
 Garage = 16.0 sq m / 172 sq ft
 Total = 95.0 sq m / 1022 sq ft



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. Fourlabs.co © (ID1211169)

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 84 | 84 | A | A |
| 62 | 84 | B | A |
| | | C | B |
| | | D | C |
| | | E | D |
| | | F | E |
| | | G | F |
| | | | G |

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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£230,000



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Tenure
Freehold

Council Tax Band
Band - D - Average from 01-04-2025 £2,320.83

Property Description
A PVC front door opens into a welcoming hallway, where a bespoke fitted cabinet provides handy space for coats and shoes. Traditional solid timber panel doors feature throughout, adding timeless character and warmth to the home.

The spacious lounge enjoys an abundance of light thanks to its dual-aspect windows, while mock ceiling beams, picture rails, and a striking chimney breast with a gas flame fire framed in timber and brick combine to create a cosy and characterful setting.

The kitchen is well-appointed with timber-effect wall and base units, tiled splashbacks, and tiled flooring. A timber-clad ceiling adds rustic charm, while integrated appliances include an electric oven and microwave, with a four-ring gas hob and extractor fan. There's also ample space for a freestanding fridge-freezer and plumbing for a washing machine. A PVC door leads from the kitchen onto steps down to the side and rear garden.

The primary bedroom, located at the front of the property, is a spacious and airy double room, tastefully decorated and offering space for freestanding furniture, enhanced by traditional picture rails.

The second bedroom, currently used as a dining room, overlooks the rear garden and is also generously sized to accommodate a double bed.

The third bedroom, ideal as a single room or home office, is decorated in a soft floral palette and continues the theme of picture rails for added charm.

The bathroom features a fully tiled design with a timber

panelled ceiling and includes a full-size bath with overhead shower, low-level WC, and hand wash basin.

To the rear, the property truly comes into its own. Accessed via Park Avenue and Glyn Circle, metal gates open into a sizeable hardstanding area offering off-road parking for multiple vehicles, alongside a single garage equipped with power, and a timber shed also benefitting from electricity. The southeast-facing garden is a private, with a neatly kept lawn flanked by established flowerbeds, enclosed by secure timber fencing. At the rear, raised vegetable beds offer the perfect spot for cultivating your own produce, making this garden both beautiful and functional for those who love the outdoors.

The property enjoys a prime position on the ever-popular St Asaph Avenue, just a short stroll from the heart of Kinnel Bay. Residents benefit from a variety of local shops, a supermarket, and excellent transport links, while the nearby beach and coastal path offer easy access to scenic seaside walks. For a broader selection of amenities, the vibrant seaside resort of Rhyl is only a few minutes' drive away, providing everything from retail and leisure facilities to dining and entertainment options.

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.

Both full fibre and copper broadband are available to the property. Source - www.openreach.com/fibre-checker - as of 30-6-25

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge
15'1" x 12'5" (4.62 x 3.81)

Kitchen
12'11" x 9'2" (3.94 x 2.80)

Bedroom 1
12'3" x 12'2" (3.75 x 3.72)

Bedroom 2
11'2" x 9'2" (3.41 x 2.80)

Bedroom 3
11'5" x 7'3" (3.48 x 2.22)

Garage
18'8" x 9'1" (5.70 x 2.78)

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, Kinnel 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.

