

# Property Details

30 Parc Morfa, Kinmel Bay,  
Conwy, LL18 5LF

Offers in Excess of **£190,000**





# Property Photos

30 Parc Morfa, Kinnel Bay, Conwy, LL18 5LF



Creation Date

19/02/2025

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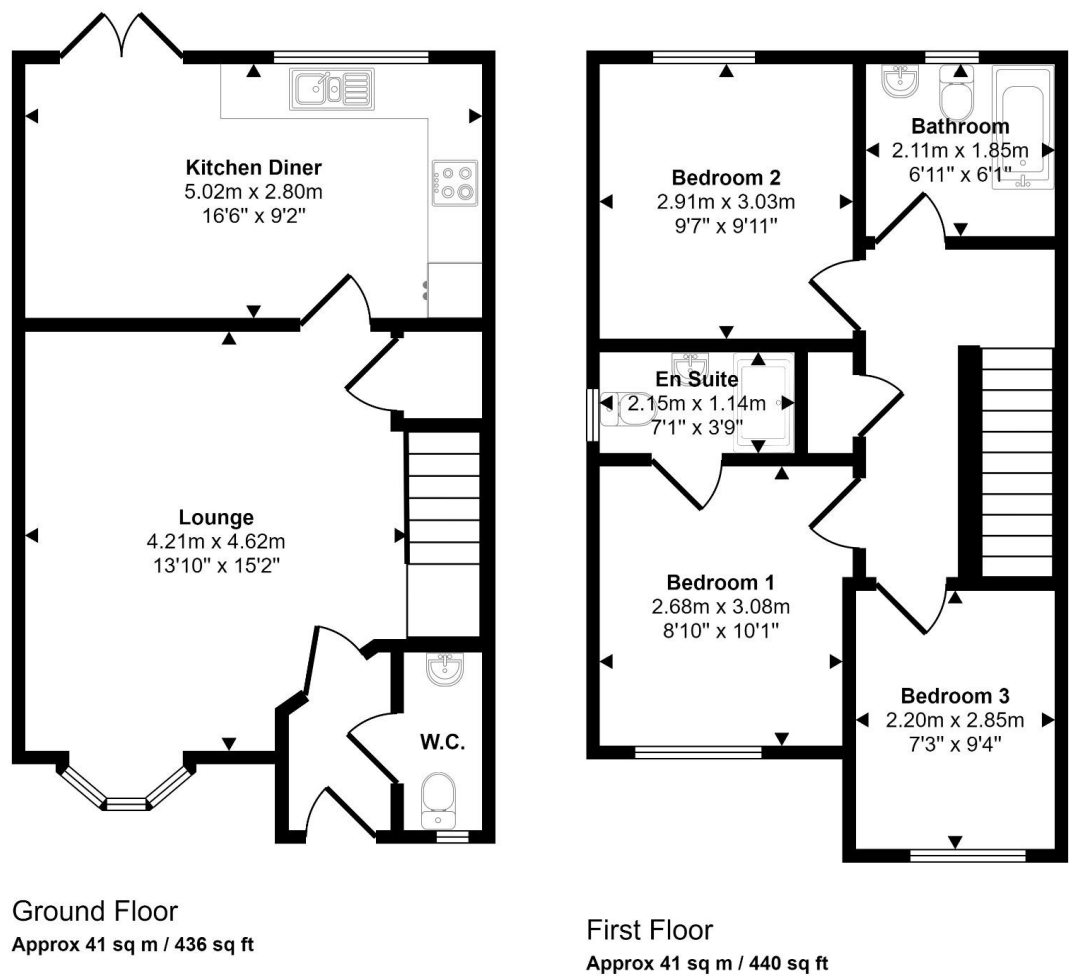
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# Property Floor Plans

30 Parc Morfa, Kinnel Bay, Conwy, LL18 5LF

Approx Gross Internal Area  
81 sq m / 876 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Property Info

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Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
2
Receptions
1
Tenure Type
Freehold
Floor Area
968
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

# Property Info

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Water Supply
-
Sewerage
Mains Supply
Heating
Double Glazing, Gas Central
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

# Property Info

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**Ground Rent Percentage Increase**

-

**Service Review Period (Year)**

-

**Lease End Date**

-

**Price Qualifier**

Offers in Excess of

**Price**

£190,000

**Land Size**

Less than an acre

**Age of Property**

Modern Minimalist

**Year Built**

-

**New Home**

No

# Property Features

30 Parc Morfa, Kinmel Bay, Conwy, LL18 5LF

## Feature 1

Three Bedroom Home In A Family Friendly Position

## Feature 2

Ensuite To Master Bedroom

## Feature 3

Spacious Landing

## Feature 4

Lovely Position With Ample Parking

## Feature 5

Kitchen/diner Along The Rear Leads Out Onto The Sunny Gardens

## Feature 6

Ground Floor Wc

## Feature 7

Primary School Within Walking Distance

## Feature 8

Low Maintenance & Ready To Move Straight In

## Feature 9

No Forward Chain

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# Property Description

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## **3 bedroom semi detached family home with ensuite**

Welcome to this beautiful three bedroom home in the desirable location of Kinmel Bay. Situated in a family-friendly position, this property offers a perfect blend of comfort, convenience, and style.

As you enter the property, you are greeted by an entrance porch with WC off, through to the living space, which sets the tone for the rest of this immaculately presented home. The interior's neutral tones create a warm and inviting atmosphere, perfect for any family.

The master bedroom, complete with an ensuite shower room, provides a private sanctuary for relaxation. Two additional well-sized bedrooms offer plenty of space for children or guests, and both benefit from an abundance of natural light.

The heart of the home lies in the kitchen/diner, positioned at the rear of the property. This functional space features ample worktops, storage, and integrated appliances, making it the perfect culinary haven. The kitchen's design allows for easy flow into the dining area, creating a central hub for family meals and entertaining friends.

One of the major highlights of this property is its lovely position, boasting ample parking to the side and open through to the gardens, it could equally be separated off to make further garden space, but its position offers versatility. The sunny garden at the rear is a delightful outdoor space that can be enjoyed all year round. Imagine relaxing on the patio while children play freely on the well-maintained lawn.

Convenience is key, with a primary school just a short walk away, making it ideal for families with young children. Additionally, the property is ready to move straight into, requiring minimal maintenance, allowing you to settle in and feel at home from day one.

With no forward chain, this property offers an opportunity for a smooth and hassle-free

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purchase. Don't miss out on this fantastic family home in Kinmel Bay. Arrange a viewing today and make it your own.

Room Measurements:

Entrance Porch

WC:

Lounge: 4.62m x 4.12m

Kitchen/ Diner: 5.02m x 2.80m

Bedroom One: 3.08m x 2.68m

Ensuite Shower Room: 2.15m x 1.14m

Bedroom Two: 3.03m x 2.91m

Bedroom Three: 2.85m x 2.20m

Bathroom: 2.11m x 1.85m

Parking: Driveway to the side of the property for 2/3 vehicles.

Gardens: Lawned front garden with pathway to front door. Lawned rear gardens which lead round to the side and front.

Council Tax Band: C

Tenure: Freehold

Services: Mains gas and electric and drainage. Water is metered.

EPC: Rating C

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