



Cae Thorley, Rhyl – LL18 4FH

£220,000 Leasehold

A stylish and modern three-bedroom home situated on the sought-after Park Aberkinsey estate perfect for first-time buyers or those seeking a move-in-ready property. The home features a bright open-plan kitchen and dining area, ideal for family living and entertaining, along with a large conservatory to the rear that adds valuable extra living space.

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Lounge

16' 9" x 10' 2" (5.10m x 3.09m)

This inviting lounge boasts a large front-facing window that fills the space with natural light. A stylish wall-mounted electric fire serves as a focal point, adding both charm and comfort to the room. Perfect for relaxing or entertaining, this lounge offers a cosy yet modern living space.

Kitchen

11' 1" x 9' 3" (3.37m x 2.83m)

The kitchen is fitted with a range of modern cream gloss cupboards, offering a contemporary and elegant finish. It features an integrated cooker and hob, along with an extractor fan. A designated space is provided for a fridge freezer, while an additional storage cupboard enhances practicality.

Dining Room

9' 7" x 8' 6" (2.91m x 2.59m)

The dining room transitions seamlessly from the kitchen, providing a natural connection between cooking and dining areas. This adaptable space offers plenty of room for a dining table and chairs and connects the open-plan layout to a spacious conservatory.

Conservatory

18' 4" x 10' 6" (5.58m x 3.20m)

Following on from the dining room, this spacious conservatory offers a versatile space for relaxing or entertaining. Featuring large windows and patio doors that open onto the rear garden



Main Bedroom

12' 6" x 10' 1" (3.82m x 3.08m)

The main bedroom is generously sized and features its own en-suite for added convenience. This bedroom provides a comfortable and functional space with an added benefit of a large rear-facing window allowing for plenty of natural light.

En-Suite

7' 1" x 3' 8" (2.15m x 1.13m)

The en-suite is well-appointed, featuring a large shower enclosure, a sleek hand basin, and WC.

Bedroom Two

10' 1" x 9' 5" (3.08m x 2.88m)

The second bedroom is a well-proportioned space, featuring a front-facing window that lets in plenty of natural light. Currently used as a children's bedroom, it is painted in a soft pink and finished with a neutral beige carpet.

Bedroom Three

11' 7" x 7' 11" (3.54m x 2.41m)

The third bedroom is a cosy and versatile space, featuring a rear-facing window offering views of the garden. Perfect for use as a single bedroom, nursery or home office, this room provides flexibility to suit your needs.

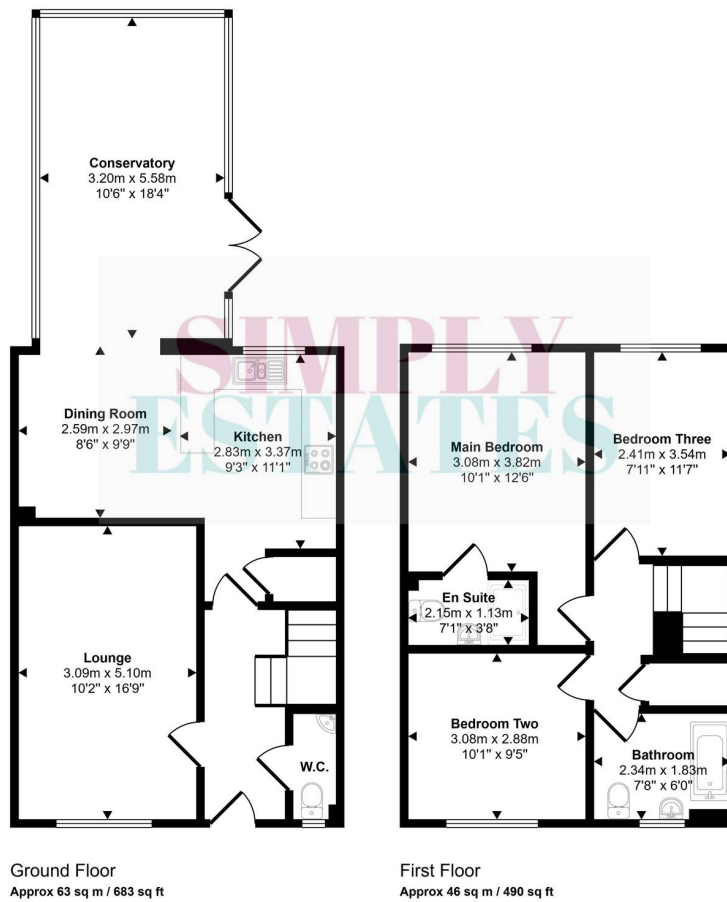
Bathroom

7' 8" x 6' 0" (2.34m x 1.83m)

The family bathroom features a classic three-piece suite, including a bath, a pedestal wash basin and a modern WC. Neutrally decorated, this space provides a clean and timeless finish.



Approx Gross Internal Area
109 sq m / 1173 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.



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