

Lot 217

Seamere Lodge, 32 Foryd Road, Kinmel Bay, Rhyl,
Clwyd, Wales, LL18 5AT



All enquiries Ref: Thomas Mason



- **Substantial freehold detached house together with rear self contained annex**
- **Recently renovated to a high standard ready for owner occupation or investment**
- **Full vacant possession**

Location:

The property is situated on Foryd Road in Kinmel Bay, Rhyl, Clwyd, North Wales. Public transport links are provided by Rhyl Railway Station, together with a network of local bus services serving the surrounding area. An extensive range of shopping amenities can be found within Rhyl town centre, whilst recreational pursuits include Kinmel Bay Beach, Marine Lake and the nearby Rhyl Promenade. Road links are provided by the A548 coast road, which in turn provides access to the A55 North Wales Expressway.

Description:

After recently undergoing refurbishment, the property now consists of a four bedroom detached house with an additional room in the roof, together with a large two bedroom annex at the rear which may be used for extended family living or rented out separately, subject to the necessary permissions and consents. The property also benefits from off roading parking for approximately 8 cars plus a detached garage.

Accommodation:

Main house:

First floor: Four bedrooms, bathroom/WC
Ground floor: Two reception rooms, kitchen
Outside: Front driveway, rear/side garden, garage

Self-contained rear annex:

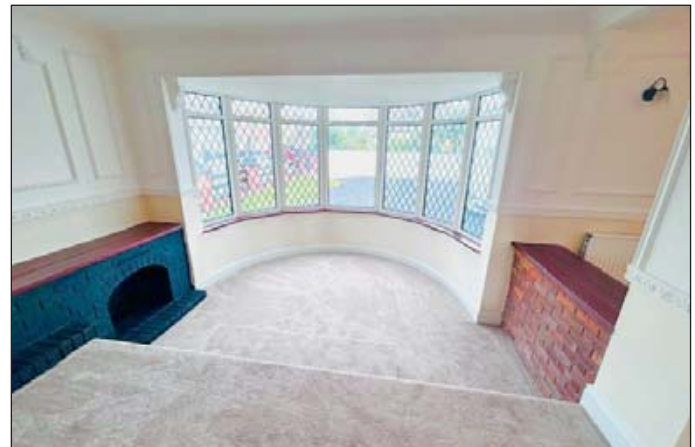
Two bedrooms, open plan reception room/kitchen, shower room, WC

EPC rating: E

Council Tax Band: E

To view:

Strictly by arrangement with the auctioneers.



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