

42 Ffordd Y Berllan, Towyn, Conwy, LL22

£289,950

3 3 2



A beautifully presented family house situated on the fringes of Towyn, with views over glorious countryside, towards the distant hills. Constructed in 2001, this detached house was built by reputable builders T&D Garnett. Situated on a modern and popular development, this attractive property is just a short distance from the coast, the local park and shops. Further amenities are available in the nearby resort towns of Rhyl and Abergelge. This family home has been well maintained and offers all refinements including central heating, uPVC double glazing, lounge with separate dining room, conservatory, a superb fitted kitchen and three bedrooms, one with en suite facility. The level plot is of good size; there is a single garage plus front and rear

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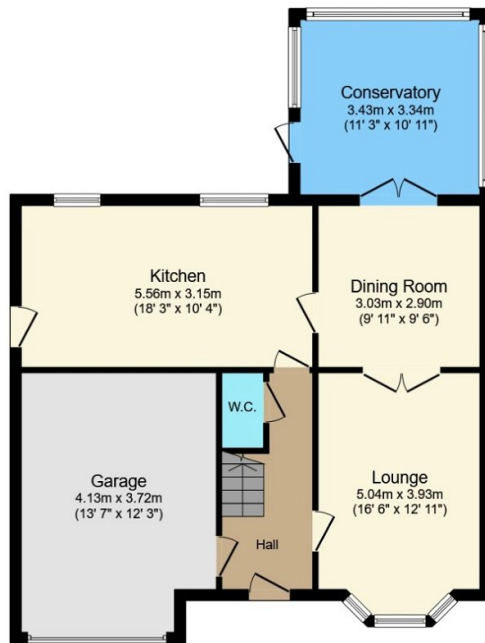
gardens, the rear garden being fully enclosed. A property ready to view, that is both pleasing and 'ready to move into'.

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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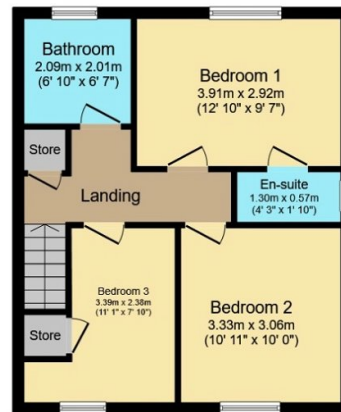
Key Features

- Detached family house
- Modern and attractive property
- Spacious kitchen
- Gas central heating and double glazing
- Council tax band - D
- Outskirts of Towyn
- Lounge and separate dining room
- Garage
- Freehold
- EPC Rating - C



Ground Floor

Floor area 79.3 sq.m. (853 sq.ft.) approx



First Floor

Floor area 44.3 sq.m. (477 sq.ft.) approx

Total floor area 123.6 sq.m. (1,330 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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