

50 Lon Y Gors, Pensarn, Abergele, LL22 7RU

£169,950 \(\mathbb{L} \) 2 \(\mathbb{L} \) 2 \(\mathbb{L} \) 2 \(\mathbb{L} \) 2









A pleasing semi detached bungalow situated in a popular residential estate. Comprising of Two ample sized bedrooms, one with en suite, lounge, bright kitchen, utility room, office and Three piece shower room suite. Offering lovely low maintenance gardens to the front and rear and benefiting from a spacious sheltered porch to the side, perfect for storage and a garage. Located under a mile from the local town of Abergele where various amenities can be found including Tesco Supermarket, cafes, pharmacy and banking hub. The Abergele and Pensarn train station is close by along with regular bus links and and the A55 Expressway can be easily accessed.



Key Features

- · Semi detached dormer bungalow
- Ensuite
- Low maintenance gardens to the front and rear
- · Solar panels
- · Council Tax Band C

- Two bedrooms
- · Modernised kitchen
- · Garage providing power and light
- · Tenure Freehold
- EPC D

Storage area
2.57m x 1.91m
2.57m x 1.91m
85° x 6'3°

Sheltered porch
10'3° x 96°

Bedroom One
3.10m x 3.53m
10'2' x 117°

Sheltered porch
2.55m x 1.34m
2.25m x 2.57m
2.25m x 3.57m
2.25m x 3.57m
2.25m x 3.57m
2.25m x 3.57m
3.95m
11'1" x 13'1"

First Floor
Approx 27 sq m / 289 sq ft

Approx Gross Internal Area 126 sq m / 1355 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approxima and no responsibility is taken for any error, omission or mis-statement. Loons of items such as bathroom suites are representations only a may not look like the roal laters. Match with Marie Sangur 360.