



Ffordd Y Berllan

, Towyn, LL22 9LZ

Offers over £290,000



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Porch

Step into this fantastic home through a spacious and practical porch, boasting a pitched roof, ceramic tiled floor, double glazed windows with a view of the front elevation, and a secondary double glazed inner door that leads to the entrance hall.

Hallway

The bright and spacious entrance hall welcomes you with, carpeted flooring, a storage cupboard, two ceiling lights, power outlets, and a radiator.

WC

Features a uPVC double glazed window with obscured glass, a low flush w.c., a wall-mounted wash hand basin, radiator, light fixture, and fully tiled walls.

Lounge

20'4" x 11'8" (6.20m x 3.58m)

The stylish, spacious lounge is the heart of family life. Boasting laminate flooring, an uPVC double glazed bay window on the side, a second uPVC double glazed window overlooking the front, and a log burner. It's equipped with a television point, telephone point, power outlets, and a radiator.

Kitchen/Sitting Room

20'4" x 11'9" (6.20m x 3.59m)

With its open layout, it's not just for cooking but also a hub for socialising. A modern kitchen with cream wall and base units, rolled worktops, an 'Indesit' duel oven, 'Halogen' induction hob, and an extractor fan. It also includes an

integrated fridge-freezer and dishwasher with a matching front decor panel. The dining area features a log burner, double panelled radiator and a 'French' style door leading to the beautifully landscaped rear garden, perfect for entertaining.

Stairs & Landing

Ascend the stairs to the first floor landing. Featuring a uPVC double glazed window on the side, carpeted flooring, power outlets, loft access, a built-in linen store cupboard, a light fixture, and doors leading to the bedrooms.

Master Bedroom

11'3" x 10'6" (3.43m x 3.21)

The master suite is a tranquil sanctuary, offering a private haven for relaxation and rejuvenation. A neutrally decorated, light, bright, and spacious room with a uPVC double glazed window offering countryside views towards St George. It includes power outlets, a radiator, and carpeted flooring.

En-suite

8'1" x 2'9" (2.47m x 0.85m)

The modern en-suite features a white three-piece suite with a shower cubicle, pedestal wash hand basin, low flush w.c., and feature tiled walls.

Bedroom Two

11'8" x 8'10" (3.58m x 2.70m)

A light and bright room with a uPVC double glazed window, a radiator, power outlets, a light fixture, and carpeted flooring.

Bedroom Three

11'8" x 8'5" (3.58m x 2.57m)

Enjoy views of the rear from the uPVC double glazed window, complimented by carpeted flooring, power outlets, and a radiator.

Bedroom Four

11'7" x 8'9" (3.54m x 2.69m)

This room features an UPVC double glazed window on the side, carpeted flooring, a light fixture, a radiator, and power outlets.

Bathroom

8'1" x 6'8" (2.47m x 2.04m)

A tastefully decorated modern bathroom, offering a white three-piece suite with a low flush w.c., pedestal wash hand basin, a panel bath with a waterfall mixer tap, rainfall shower with a fixed privacy screen and hand-held shower fixture, feature tiled walls and floor, radiator, and a uPVC double glazed window with obscured glass.

External

A spacious double garage measuring (5.90m x 5.65m)

currently used for storage and as a utility area, equipped with a stainless steel sink, plumbing for a washing machine, and a wall-mounted gas-fired boiler for hot water and heating. It has an obscured glass window at the rear and separate doors and two up-and-over garage doors at the front.

This exquisite home occupies a corner plot with views of the countryside towards the hills of St George. The wrap-around lawned garden, enclosed by mature hedging, provides exclusivity and privacy. The rear garden presents a picture-perfect paradise with a decorative gravel seating area, a well-maintained lawn, and a versatile wooden-framed garden room. The space is enclosed by timber fence panels and exposed brick walls, offering a tranquil escape.



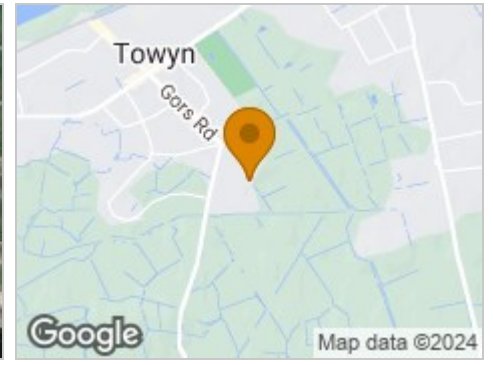
Road Map



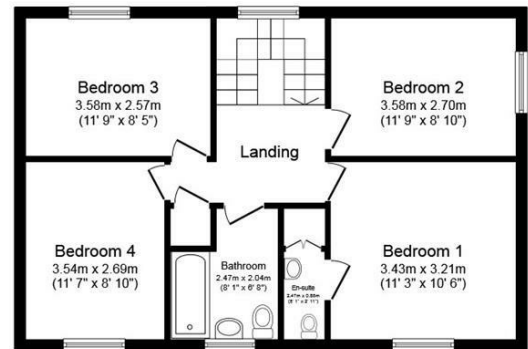
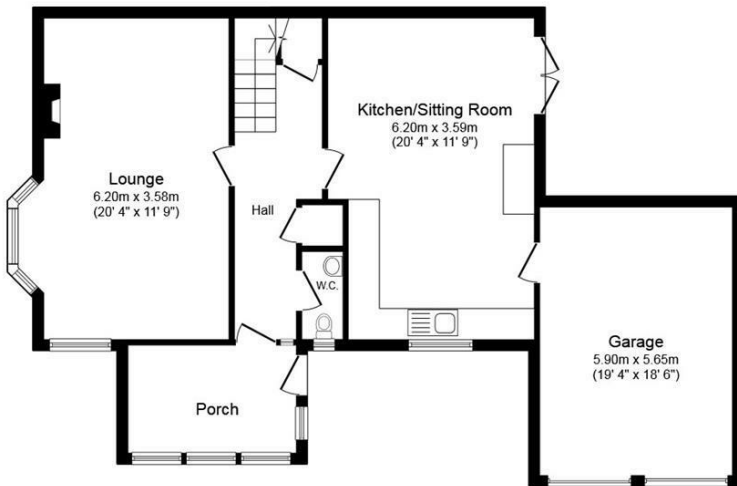
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

First Floor

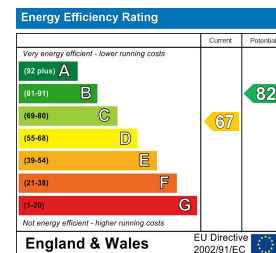
Total floor area 144.9 sq.m. (1,560 sq.ft.) approx

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

Viewing

Please contact our Idris Estates Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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