



## Ffordd Y Berllan

, Towyn, LL22 9LZ

**Offers over £285,000**





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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.





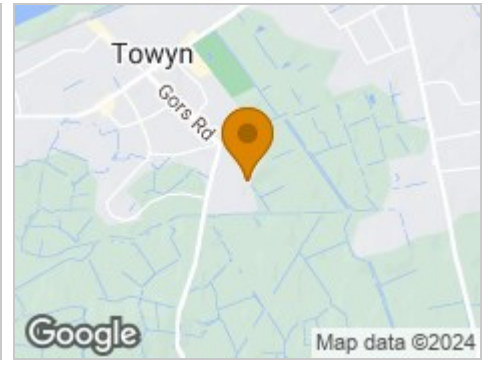
## Road Map



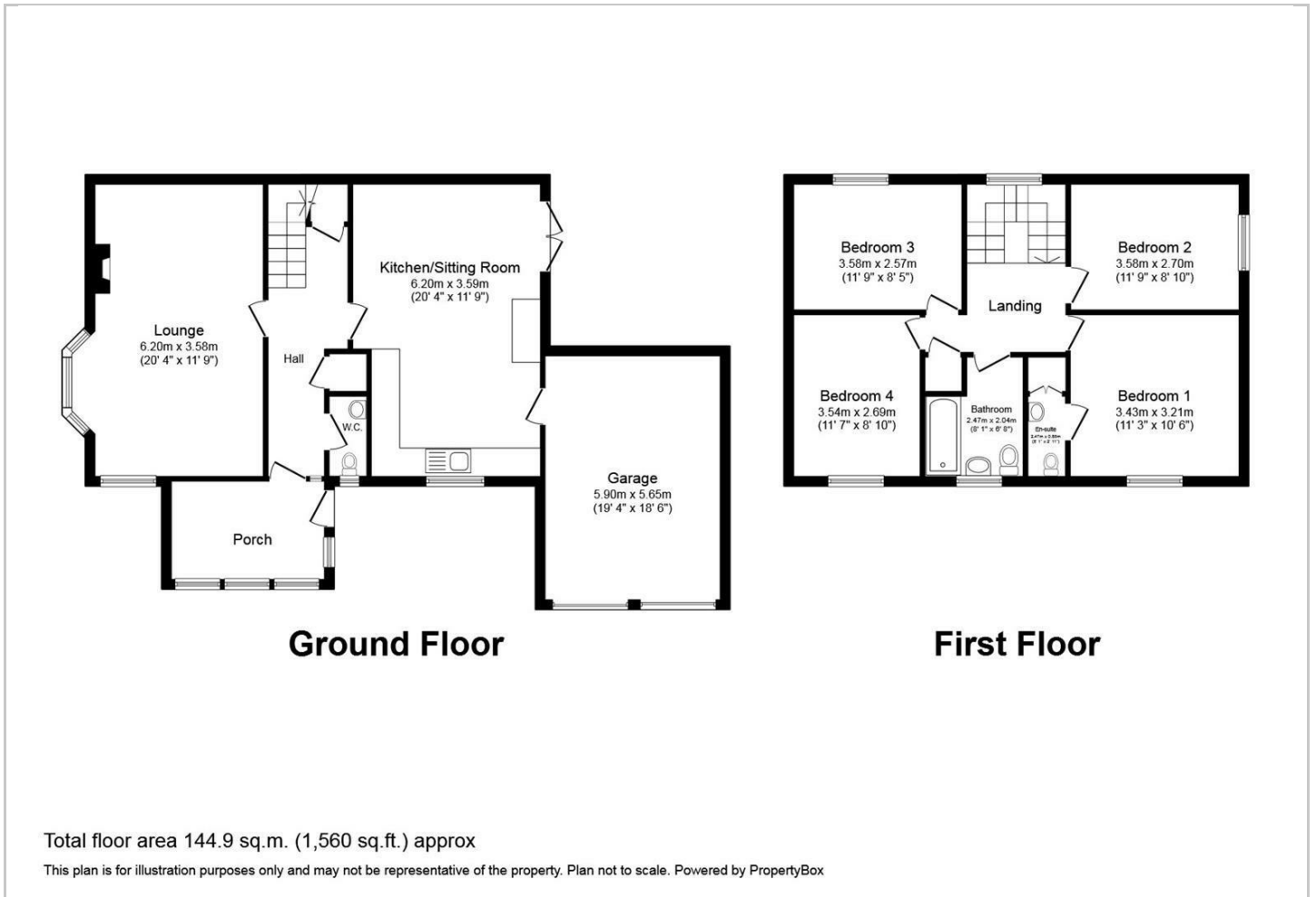
## Hybrid Map



## Terrain Map



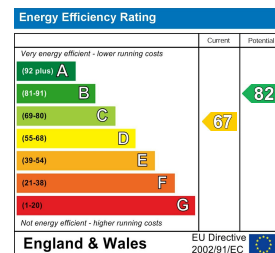
## Floor Plan



## 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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