



34 Towyn Way West, Towyn, LL22 9LF

Approximate Gross Internal Area = 78.0 sq m / 839 sq ft
Garage = 12.1 sq m / 130 sq ft
Total = 90.1 sq m / 969 sq ft



34 Towyn Way West, Towyn, LL22 9LF
Offers in the region of £205,000



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
66	83		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Offers in the region of £205,000



Tenure
Freehold

Council Tax Band
C - Average from 01-04-2024 - £1,898.54

Property Description
Welcomed through double doors, the journey begins in an internal entrance porch, where a second UPVC double-glazed door, flanked by side panels, gracefully leads you into a spacious and open hallway/lounge area.

Abundant natural light graces the lounge, while its generous dimensions easily accommodate an inviting L-shaped sofa. A clever adaptation ensures the lounge effortlessly merges with the hallway, creating a seamless sense of flow.

The well-proportioned kitchen breakfast room stands as a testament to modern comfort. Adorned with timber-effect units, it's complemented by a tasteful tiled splashback. Dual aspect windows play hosts to a dance of sunlight, amplifying the room's warmth. Integrated appliances, including an undercounter fridge freezer, electric oven, and four-ring gas hob, effortlessly marry functionality with style. For added convenience, plumbing is readily available for a freestanding washing appliance.

Both bedrooms generously embrace the essence of a double room, offering ample space for personalization with freestanding bedroom furniture. The second bedroom holds a delightful surprise in the form of modern freestanding wardrobes, a potential gift to remain for the next owner.

The fully tiled family bathroom boasts a modern design, presenting a P-shaped bath adorned with a clear glass shower screen and showerhead, all thoughtfully connected to a mixer tap. Completing the ensemble are a stylish basin, WC, and a welcoming radiator.

Adding to the property's allure are practical amenities.

Enjoy the benefits of gas central heating and double glazing, while the easily accessible loft, accessed via a pull-down ladder in the hallway, holds immense potential for creative expansion into a craft room or hobby space.

Step into the rear garden, where a lush canvas awaits. Bordered by timber fencing and mature shrubbery, this serene haven combines grass and stone chippings, offering the perfect backdrop for relaxation. A garden shed finds its place, and a single garage stands with power at the ready.

The property's side unveils ample off-road parking, ideal for the parking of vehicles, including leisure ones. A generous timber gate adds a touch of convenience.

To the front of the property, a sprawling lawned area beckons, a testament to diligent care and a welcoming sight that captures the essence of this charming home.

Services
It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge
16'9 x 11'1 (5.11m x 3.38m)

Kitchen Diner
15'11 x 10'1 (4.85m x 3.07m)

Bedroom
14'4 x 10'10 (4.37m x 3.30m)

Bedroom
14'4 x 10'8 (4.37m x 3.25m)

Garage
15'11 x 8'2 (4.85m x 2.49m)

Towyn
Towyn is a charming seaside resort and has a wide range of shops, amenities and transport links, together with the beach and coastal path.

Towyn's St. Mary's Church was designed by the renowned architect George Edmund Street, and was consecrated on 17 June 1873. It is known for the distinctive tiling on the roof. The same architect also designed the building which now houses the youth club in nearby Abergele.

Prys Jones & Booth
Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services



David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.