



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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121 Towyn Way West, Towyn, LL22 9LG

£259,500



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

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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Tenure
Freehold

Council Tax Band
D - Average from 01-04-2023 £1,963.82

Property Description

Enter the property through a UPVC double-glazed door into a generously sized and well-lit L-shaped hallway, featuring two practical storage cupboards, one housing the boiler.

The lounge beckons as a snug retreat, basking in abundant natural light from its south-facing aspect. Adorned with coved ceilings and timber flooring, an ornate timber mantle with a stone hearth plays host to an electric fire, creating a cosy ambiance. Peer out from the lounge window, and you'll be treated to a stunning view of Abergele's Gwrych Castle.

The open-plan kitchen-diner showcases an array of wall and floor-mounted cabinets, finished with a tiled splashback. There's ample space for a dining table and chairs, as well as an American-style fridge freezer. The integrated slimline dishwasher and generous room for washing appliances and a range-style cooker enhance the functionality of this inviting space.

At the rear of the property, a substantial garden conservatory awaits, offering the potential for use as an additional reception room or a delightful sunroom with panoramic views of the garden.

The primary bedroom provides abundant storage with fitted wardrobes and above-bed storage, accommodating a chest of drawers and a double bed comfortably.

Bedrooms two and three are generously proportioned, easily accommodating double beds and additional bedroom furniture.

The fourth bedroom, currently a versatile space serving as an extra bedroom and dressing room, could seamlessly

transition into a home office or study.

The family bathroom features a fully tiled design, with a hand wash basin, WC, heated towel rail, and an electric above-bath shower enclosed with a glass screen and a separate handheld diverter fed off a mixer tap.

The expansive rear garden enjoys sunlight throughout the day and is enclosed with timber fencing. Featuring a manageable lawn, a patio area ideal for alfresco dining, and a low-maintenance stone-chipped section, it also hosts a timber shed for garden tool storage. The side of the property offers ample space for parking a leisure vehicle.

Additional features include a single garage with power, off-road parking for multiple vehicles, double glazing throughout, and gas central heating.

Towyn Way West resides on the outskirts of Towyn, surrounded by properties of a similar build. The town centre is within walking distance, providing access to a plethora of local amenities and convenient links to local transport. Discover comfort, space, and scenic views in this charming bungalow on Towyn Way West.

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. The property is located on an un-adopted road. An unadopted road is not maintained by the Highway Authority under the Highways Act 1980.

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

Lounge
16'4 x 11'4 (4.98m x 3.45m)

Kitchen/Diner
19'2 x 9'11 (5.84m x 3.02m)

Conservatory
19'5 x 15'11 (5.92m x 4.85m)

Bedroom 1
9'11 x 8'5 (3.02m x 2.57m)

Bedroom 2
10'3 x 9'11 (3.12m x 3.02m)

Bedroom 3
9'10 x 8'6 (3.00m x 2.59m)

Bedroom 4
10'6 x 6'4 (3.20m x 1.93m)

Bathroom
9'10 x 4'9 (3.00m x 1.45m)

Garage
18'4 x 8'6 (5.59m x 2.59m)

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.

