

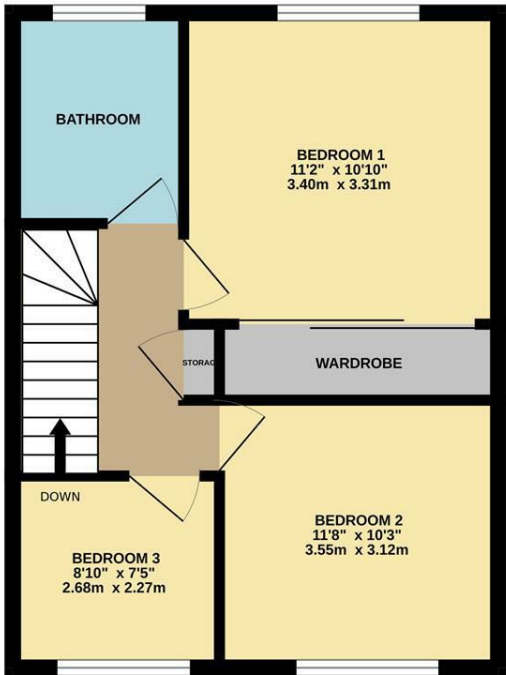
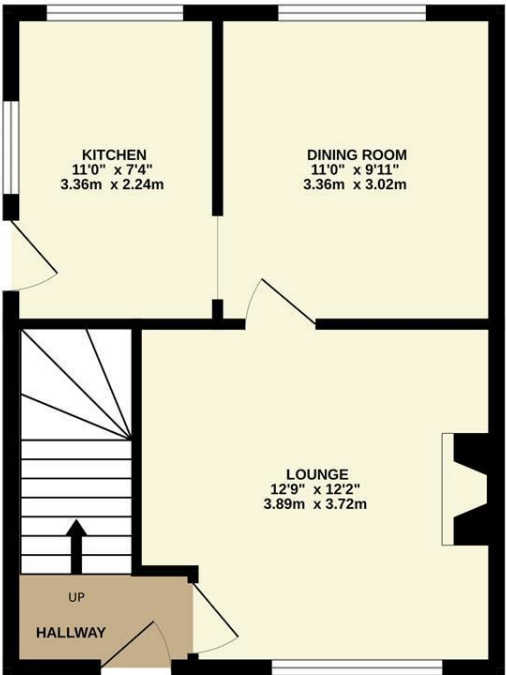


P J B
Prys Jones & Booth



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.8 sq.m.) approx.
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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37 Gors Road, Towyn, LL22 9LS

£175,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
83		64	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Tenure

Freehold - assumed, no ata available on land registry.

Council Tax Band

C - Average from 01-04-2024 £1,898.54 - information from www.conwy.gov.uk

Property Description

As you arrive, you're greeted by hardstanding off-road parking for multiple vehicles, flanked by a low-maintenance stone-chipped front garden bordered with mature shrubbery. Adjacent to the property, secure timber gates provide a safe space for pets and open to reveal the rear garden.

A composite double-glazed door welcomes you into a bright and airy entrance hall, enhanced by a side aspect window. A staircase ascends to the first-floor accommodation.

The lounge is spacious and filled with natural light. A prominent chimney breast houses a gas flame fireplace, set on a stone hearth with a timber mantle, creating a cosy focal point. Adding to the character of the space are coved ceilings and dado rails, complementing the neutral décor, and there's a handy under-stair storage cupboard for all your household essentials

Flowing seamlessly from the lounge is the dining room, offering ample space for a dining table, chairs, and a sideboard. A large window provides a pleasant view of the rear garden, making it a bright and inviting space.

There is potential to create an open-plan kitchen diner (subject to building regulations), as the kitchen sits adjacent to the dining space. The kitchen has a fully tiled design and is fitted with a range of wall and base-mounted matte-finish units. Integrated appliances include an eye-level oven and a four-ring gas hob, while there is also ample space for a fridge freezer and plumbing for a washing appliance.

The rear garden is designed with ease of maintenance in mind, laid with paving stones that allow for multiple seating areas. A timber shed provides additional storage, and the garden enjoys a high level of privacy, bordered by mature shrubs and secure timber fencing. With its sunny southeast-facing orientation, this space is perfect for enjoying the sunshine throughout the day.

Ascending the staircase, you're welcomed onto a well-lit landing with a spacious storage cupboard fitted with a radiator —ideal for airing clothes. There is also access to the insulated loft space.

The primary bedroom is positioned at the rear of the property and enjoys a delightful view of the distant Clwydian mountain range. The room is well-proportioned, offering ample space for a double or king-size bed, bedside cabinets, and a dressing table, with the added benefit of a built-in wardrobe for storage. The second bedroom is another spacious double, featuring plenty of room for freestanding bedroom furniture and enjoying a picturesque view towards rolling hillsides near Abergele.

The third bedroom is a well-sized single room, perfect as a home office, nursery, or guest room. A fitted wardrobe makes clever use of the space, providing useful storage solutions.

Completing the accommodation is the bathroom, featuring a fully tiled two-tone design. The suite includes a ceramic hand wash basin, WC, and a shower cubicle with a clear glass screen and an electric shower.

This well-presented home offers a fantastic opportunity for first-time buyers or those looking to downsize, all within a convenient location near the coast, local shops, and excellent transport links.

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.

Both full fibre and copper broadband are available to the property. Source - www.openreach.com/fibre-checker - as of 3-2-25

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

Lounge

12'9" x 12'2" (3.89 x 3.72)

Dining Room

11'0" x 9'10" (3.36 x 3.02)

Kitchen

11'0" x 7'4" (3.36 x 2.24)

Bedroom 1

11'1" x 10'10" (3.40 x 3.31)

Bedroom 2

11'7" x 10'2" (3.55 x 3.12)

Bedroom 3

8'9" x 7'5" (2.68 x 2.27)

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, Kinnel 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.

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.

Towyns' 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.

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.

