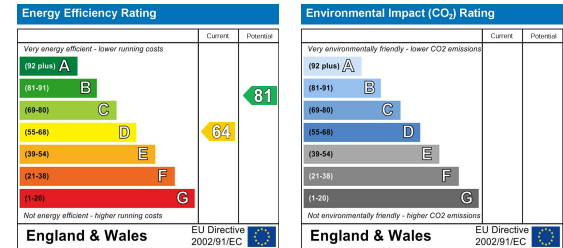




TOTAL FLOOR AREA : 907 sq.ft. (84.2 sq.m.) approx.

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.

Made with Metropix 6/2025



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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62 Gors Road, Towyn, LL22 9NR

Offers in the region of £190,000



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Tenure
Freehold

Council Tax Band
Council Tax Band - C - Average from 01-04-25 £2,062.96

Property Description
The property is approached via a spacious hardstanding driveway offering off-road parking for multiple vehicles, which continues along the side of the bungalow. The front garden complements the home's appearance with stone chippings bordered by mature shrubbery, creating privacy.

Step inside through the PVC double-glazed door into a welcoming L-shaped entrance hallway, laid with stylish wood-effect laminate flooring that continues seamlessly into the principal living areas. A generously sized storage cupboard sits just off the hall, housing the electric meter and fuse board—perfect for keeping every day items neatly tucked away.

The heart of the home is the open-plan lounge-diner, a bright and tastefully decorated space illuminated by dual-aspect windows that bathe the room in natural light. A gas flame fire, framed by an ornate timber mantel and a stone hearth, offers a warm and cosy focal point—perfect for relaxing evenings in.

From here, a second inner hallway leads to the primary bedroom—a spacious double room that benefits from a handy storage cupboard housing the central heating boiler. Thanks to its westerly aspect, the room is filled with afternoon sunshine and has ample space for wardrobes and additional bedroom furnishings.

The kitchen overlooks the rear garden and is fitted with a practical mix of matte-finish wall and base units, offering plenty of storage and worktop space. Integrated appliances include an electric oven and a four-burner gas hob, while designated areas provide room for a washing machine, tumble dryer and a freestanding fridge-freezer.

At the front of the property sits a well-sized double bedroom with plenty of room for freestanding furniture, while the second bedroom—also a generous double—enjoys an aspect onto the side driveway, making it an ideal guest room, study, or hobby space.

The bathroom has been beautifully updated in a modern style, fully tiled for a sleek finish. It features a large walk-in shower with a rainfall head and separate handheld attachment, a WC, a floating vanity unit with under-sink storage, a backlit mirror, and a contemporary anthracite towel rail.

Step outside into the sun-soaked rear garden, which enjoys a bright southwest-facing aspect and is designed with low maintenance in mind. A combination of paving and slate chippings offers multiple areas to dine or relax in the sun, and two sizeable timber sheds provide excellent outdoor storage—both of which are included in the sale. There's also convenient access to the garage from the garden, which is equipped with a manual up-and-over door.

This home offers a fantastic blend of comfort, practicality, and location, making it a perfect choice for those looking to enjoy coastal living with minimal fuss.

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 14-4-25

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

Lounge
17'4" x 12'0" (5.29 x 3.68)

Kitchen
13'3" x 7'10" (4.05 x 2.41)

Bedroom 1
15'1" x 8'11" (4.62 x 2.73)

Bedrom 2
10'1" x 10'0" (3.09 x 3.06)

Bedroom 3
10'0" x 7'10" (3.05m x 2.39m)

Bathroom
6'9" x 6'3" (2.06 x 1.92)

Garage
17'5" x 8'10" (5.31 x 2.71)

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.

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.

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.

