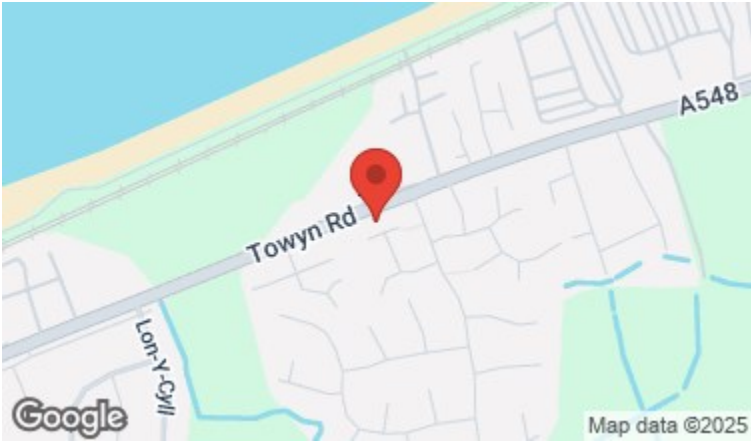
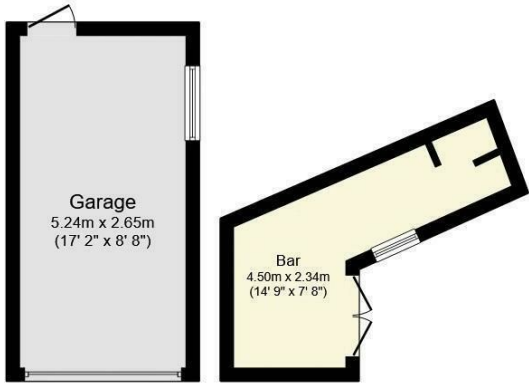




Floor Plan

Floor area 99.6 sq.m. (1,072 sq.ft.) approx



Outbuilding

Floor area 21.8 sq.m. (235 sq.ft.) approx



116 Towyn Road, Abergele, LL22 9YP
Offers in excess of £255,000

Total floor area 121.4 sq.m. (1,307 sq.ft.) approx
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-10) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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 firms employment has the authority to make or give any representation or warranty in respect of the property.



116 Towyn Road, Abergele, LL22 9YP

Offers in excess of £255,000



Tenure
Freehold.

Council Tax
Band D. Average from 01.04.2025 £2,320.83

Property Description
Welcome to this spacious detached three bedroom bungalow which offers more than meets the eye situated on a good bus route and a short distance from the railway station, shops and town centre of Abergele.

On entering the property you are welcomed by a small vestibule before the light and spacious hall which open to the dining room on your right hand side with double doors leading to the bright and airy lounge. Patio doors at the rear brings in maximum natural light which spreads through to the dining room.

A good size kitchen with room for a small breakfast table which leads to the utility room with sink unit and door to outside.

To the other end of the bungalow you will find the Master bedroom with en-suite shower room, two further double bedrooms and a family bathroom.

The property is situated on a good size plot with not just a front drive but also a drive at the back which leads to the garage which has power.

The rear garden is enclosed and designed for low maintenance and entertaining family and friends with its very own sun house which is currently used as a bar/entertaining area which the current family have celebrated many special events.

Viewing is highly recommended by the selling agent.

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.

Entrance Porch

Entrance Hall

Dining Room
11'8" x 8'6" (3.56m x 2.60)

Living Room
17'1" x 10'11" (5.23m x 3.35m)

Kitchen
16'0" x 8'9" (4.90m x 2.67m)

Utility

Master Bedroom
11'11" x 10'9" (3.65m x 3.30m)

En-Suite Shower Room

Bedroom No: Two
11'0" x 9'3" (3.36m x 2.83m)

Bedroom No: Three
10'9" x 6'11" (3.28m x 2.13m)

Garage
17'2" x 8'8" (5.24m x 2.65m)

Multi Purpose Outbuilding
14'9" x 7'8" (4.50m x 2.34m)

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

