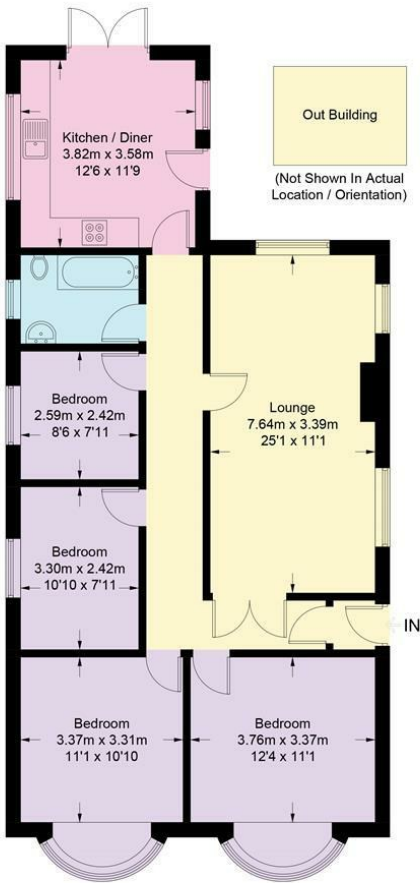




23 Penisaf Avenue, LL22 9LL

Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft



Ground Floor

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. FloorplansUsketch.com © 2023 (ID927775)

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	
(1-20) G		(1-20) 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.

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P J B

Prys Jones & Booth



23 Penisaf Avenue, Towyn, LL22 9LL
£250,000



23 Penisaf Avenue, Towyn, LL22 9LL

£250,000



Tenure

Freehold

Council Tax Band

D - Average from 01.04.2025 £2,320.83

Property Description

The property is approached by a stunning brick paved driveway with an additional resin laid parking bay sitting just to the side.

The property is accessed via a uPVC double glazed door opening into a tiled entrance porch leading to an 'L shaped' entrance hall.

A spacious lounge/dining room enjoys plenty of natural from dual aspect windows, offers ample room for a dining table & chairs, and is fitted with a modern electric fireplace with timber mantle and stone effect surround. The lounge is accessed via timber glazed double doors opening from the hallway.

A contemporary kitchen is located at the end of the hallway and is fitted with high gloss handle-less units and a stylish centre island. The kitchen comes fitted with a range of integrated appliances that include a fridge freezer, an electric oven, an electric hob with a black glass splashback and a dishwasher. From the kitchen there are a set of double doors opening onto the rear garden and a single frame door giving access to a side patio.

Two spacious double bedrooms both look onto the front aspect of the property and offer plenty of room for freestanding wardrobes, a third double bedroom looks out onto the side aspect of the property, a versatile fourth bedroom could be utilised as a store room, study or a snug and finally a beautiful fully tiled family bathroom is fitted with an above bath rainfall shower head with a separate hand held diverter, a clear glass screen, a modern wall mounted towel warmer, a hand wash basin & WC.

The property also benefits from gas central heating, double

glazing throughout, a single garage with two attached 'out-houses' one of which is fitted with power and plumbing for a washing and drying appliance. A beautifully landscaped, low maintenance rear garden enjoys a Southeast aspect. The garden enjoys multiple seating areas ranging from a paved patio to a composite decked terrace and enjoys plenty of privacy being bordered with timber fencing.

Situated on the popular residential road of Penisaf Avenue the property is near a popular convenience store. Also within walking distance is the popular seaside resort of Towyn offering a range of local shops, gastro pubs, cafes & other local amenities along with excellent transport links. The beach and coastal path are also within a few minutes' walk for those looking to enjoy the beauty that the North Wales Coast has to offer.

Lounge

25'1 x 11'1 (7.65m x 3.38m)

Kitchen

12'6 x 11'9 (3.81m x 3.58m)

Bedroom 1

12'4 x 11'1 (3.76m x 3.38m)

Bedroom 2

11'1 x 10'10 (3.38m x 3.30m)

Bedroom 3

10'10 x 7'11 (3.30m x 2.41m)

Bedroom 4

8'6 x 7'11 (2.59m x 2.41m)

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.

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.

