



jonesandredfearn.com



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OFFERS AROUND £299,995

An opportunity to acquire a stunning spacious Detached Bungalow sited in a favoured residential area. This property offers ample living accommodation and has been fully modernised throughout and benefits from hillside views to the rear.

This wonderful accommodation benefits from: L Shaped Entrance Hall, large Lounge, modern open plan Kitchen/Living Room, three Double Bedrooms and a modern spacious Bathroom benefitting from a four piece suite with underfloor heating. The property also benefits from uPVC Double Glazing and Gas fired central heating.

Number 91 sits on a generous corner size plot having garden areas to the front, side and a south facing rear garden and driveway providing off road parking.



L Shaped Entrance Hall

Lounge

18'9 x 14'9 (5.72m x 4.50m)

Open Plan Kitchen/Living Room

11'8 x 27' (3.56m x 8.23m)

Bedroom 1

12'2 x 12' (3.71m x 3.66m)

Bedroom 2

11'6 x 14'10 (3.51m x 4.52m)

Bedroom 3

13'4 x 11'10 (4.06m x 3.61m)

Bathroom

11'9 x 9'8 (3.58m x 2.95m)

With underfloor heating.

Exterior

Number 91 benefits from gardens to the front, side and rear. The rear garden is south facing and backs on to countryside with hillside views.

Directions

From our Rhyl office proceed to Kinmel Bay. Continue over the blue bridge and proceed through Kinmel Bay, continue through the traffic lights and in to Towyn. Proceed along Towyn Road turning left after the Four ways caravan park into Towyn Way West, continue along and Number 91 will be found on the left hand side.

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 21st November 2024
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND E - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(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			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	