



jonesandredfearn.com



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£137,500

**** NO FORWARD CHAIN ****

An opportunity to acquire a Detached Bungalow situated in a residential area and being conveniently located close to the Sea Front.

The property requires full modernisation and briefly affords: Hall, Kitchen, Dining Room, Bathroom, Lounge and One Bedroom. The property benefits from Gas central heating.

Easy maintenance gardens to the front and rear with driveway providing off road parking and a concrete sectional Detached Garage to the rear.



Entrance Hall

Lounge

11'6 x 15'8 (3.51m x 4.78m)

Kitchen

8'8 x 6'10 (2.64m x 2.08m)

Dining Room

6'2 x 6'8 (1.88m x 2.03m)

Bedroom 1

11'6 x 10'8 (3.51m x 3.25m)

Bathroom

Exterior

There are garden areas to the front and rear. Front garden being mainly lawned with flagged driveway providing off road parking. Enclosed rear garden with Garage.

Concrete Sectional Detached Garage

Directions

From Rhyl proceed via the A548 Coast Road through Kinmel Bay, Towyn and on towards Abergele. Before reaching Abergele turn left into Lon Y Cyll and take the first right in to Lon Y Gors, continue around and Number 57 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 18th February 2025
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 C - FREEHOLD

