



Prima Pencoed Road, Llanddulas, Conwy, LL22 8EP

£160,000

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EPC - C70 Council Tax Band - C Tenure - Freehold

Pencoed Road, Llanddulas

2 Bedrooms - Bungalow - Semi Detached

NO CHAIN. A two bedroom semi detached bungalow situated on a corner plot. Briefly comprising lounge, kitchen, two bedrooms and a bathroom. Outside benefits ample parking, gardens and garage facility. Gas central heating and double glazing. EPC rating 70C. Freehold. Council Tax Band C.



Accommodation

Via a double glazed front door into the hallway.

Hallway

With loft access hatch and radiator.

Lounge

13'0" x 10'3" (3.96 x 3.12 (3.97 x 3.13))
Having radiator, TV connection, fire surround with electric fire and double glazed window to the front.

Kitchen

7'10" x 12'10" (2.39 x 3.91)
Fitted with a range of wall, drawer and base units, worktop surfaces, breakfast bar, built in oven and electric hob, extractor hood, single drainer sink with mixer tap, plumbing for washing machine, concealed boiler, space for fridge freezer, vinyl flooring, meter box and double glazed window and door to the side.

Bedroom 1

10'4" max x 13'9" (3.15 max x 4.19 (3.16 x 4.20))
Having radiator, TV connection and double glazed window to the rear.

Bedroom 2

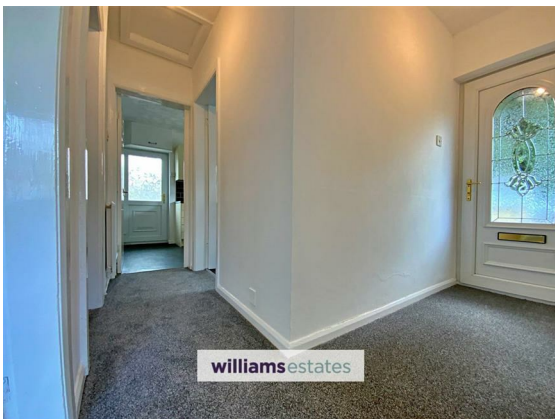
9'2" x 9'1" (2.79 x 2.77 (2.80 x 2.76))
Having radiator and double glazed windows to the front and side.

Bathroom

6'1" x 5'9" (1.85 x 1.75 (1.86 x 1.76))
Comprising of a pedestal wash hand basin, toilet, panelled bath with shower over, fully tiled walls, tile effect laminate flooring, heated towel rail and double glazed window to the side.

Outside

This corner plot offers block paved driveway with gravelled borders and lawned garden. The garden continues to the side and benefits a further driveway, in turn leading to the garage and additional patio area.

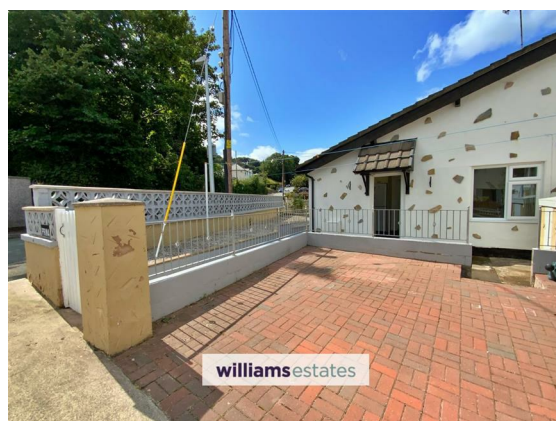


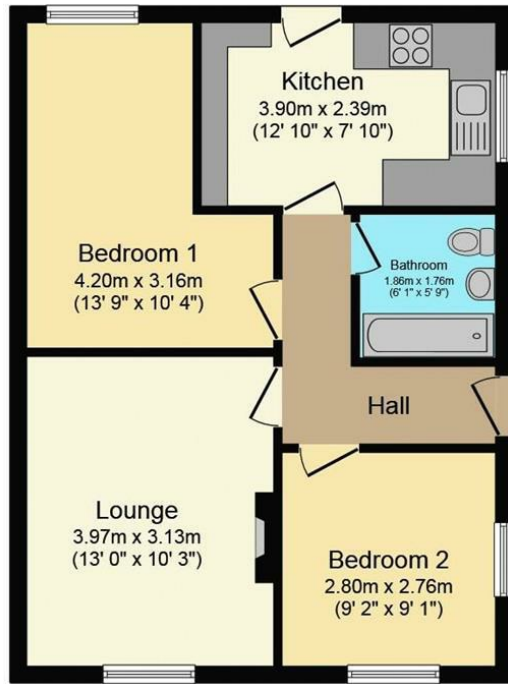
Garage

With up and over door.

Directions

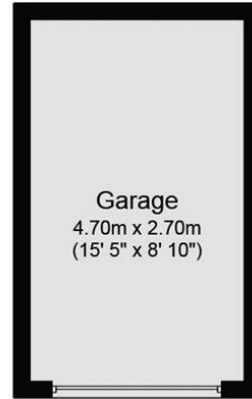
From Rhyl proceed through Kinmel Bay, Towyn and Abergele Town towards Llanddulas. On entering Llanddulas, take the left turn onto Pencoed Road.





Ground Floor

Floor area 50.2 sq.m. (541 sq.ft.) approx



Garage

Floor area 12.9 sq.m. (139 sq.ft.) approx

Total floor area 63.1 sq.m. (679 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.