



**26 Lon Eirin, Towyn, Conwy, LL22 9LQ**

**£175,000**

 2  1  1  C

**EPC - C71 Council Tax Band - C Tenure - Freehold**

# Lon Eirin, Towyn

## 2 Bedrooms - Bungalow - Semi Detached

Having no onward chain, this semi detached bungalow briefly affords the entrance hallway, lounge with space to dine, modern fitted kitchen with access to the rear conservatory, two double bedrooms and modern shower room. This delightful bungalow also benefits from having double glazing, gas central heating, driveway, garage and a sunny aspect - private rear enclosed garden. The epc is C 71. Freehold. Council tax band C.



### Accommodation

Glazed front door leading into the hallway

### Entrance Hallway

Having a radiator and loft hatch

### Lounge Diner

20'2" x 10'0" (6.15 x 3.05)

With double glazed front window, T.v connection, radiator and feature fire surround with living flame effect gas fire.

### Modern Kitchen

9'4" x 9'5" (2.84 x 2.87)

Fitted with wall, base and drawer units, worktop surfaces, single drainer sink, tiled splash backs, built in oven and electric hob, plumbing for a washing machine, space for fridge freezer, wall mounted boiler, radiator, tiled flooring, double glazed window and a glazed door leading into the conservatory.

### Conservatory

10'11" x 7'2" (3.33 x 2.18 (3.32 x 2.19))

Fully double glazed with full length windows, tiled flooring, radiator, fitted blinds and sliding patio doors giving access to the rear garden.

### Bedroom 1

13'0" x 10'1" (3.96 x 3.07)

This bedroom has built in mirrored wardrobes, radiator and window to the rear.

### Bedroom 2

12'1" x 9'6" (3.68 x 2.90)

Having a built in storage cupboard, radiator and double glazed front window.

### Shower Room

6'8" x 5'7" (2.03 x 1.70)

Comprising of a walk in shower with fixed shower screen, vanity wash hand basin, toilet, tiled walls and flooring, extractor fan and double glazed side window.



## Outside

Open plan front garden being lawned with flower beds and adjacent concrete driveway for tandem parking which leads to the single garage.

The sunny aspect rear enclosed garden has been landscaped with mature trees, plant and shrubs and the main garden is lawned plus benefits a South facing patio.

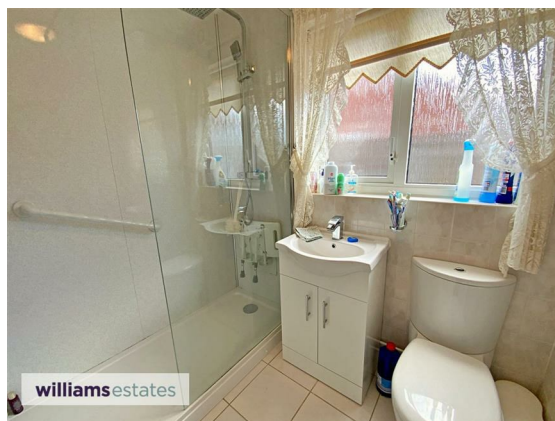
## Garage

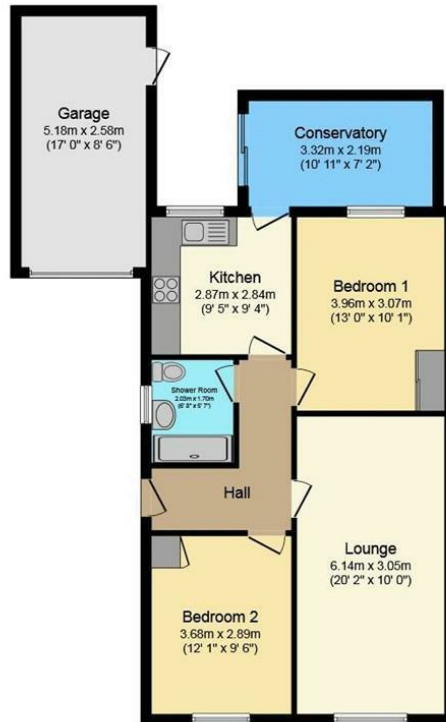
17'0" x 8'6" (5.18 x 2.59)

Up and over door, side door which leads to the rear garden.

## Directions

Head out of Rhyl over the Blue Bridge into Kinmel Bay make your way through kinmel bay into Towyn, at the traffic lights turn left onto Gors Road, proceed down bearing right and turn left onto Ffordd Y Berllan, Lon Eirin can be seen on the right.





## Floor Plan

Floor area 84.4 sq.m. (909 sq.ft.) approx

Total floor area 84.4 sq.m. (909 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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01745 369444

[Rhyl@williamsestates.com](mailto:Rhyl@williamsestates.com)

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.

**williams**estates