



80 Towyn Way West, Towyn, LL22 9LF

£249,950

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EPC - D66 Council Tax Band - C Tenure - Freehold

Towyn Way West, Towyn

3 Bedrooms - Bungalow

This well presented detached bungalow is ready to move in with immaculate decoration throughout. The accommodation briefly affords the entrance hallway, newly fitted kitchen, spacious rear lounge with access to a conservatory, modern bathroom with shower & corner Spa bath plus three double bedrooms. Having double glazing, gas central heating, long driveway leads to a garage, low maintenance front garden and enclosed rear patio. EPC is D66. Freehold. Council tax C.



Accommodation

Double glazed front door giving access into the hallway

Entrance Hallway

Having laminate flooring, built in meter cupboard, radiator, loft access and oak internal doors to all rooms.

Lounge

18'2 x 10'9 (5.54m x 3.28m)

Located at the rear, this spacious room has a radiator, T.v connection, modern gas fire set into the chimney breast with chrome effect surround, double glazed side window and double glazed sliding doors that provide access into the rear conservatory.

Conservatory

12'3 x 10'6 (3.73m x 3.20m)

Fully double glazed, radiator, tiled flooring and double glazed french doors that give access to the enclosed rear patio.

Kitchen

11'6 x 9'6 (3.51m x 2.90m)

Newly fitted with a wide range of wall, base and drawer units, complimentary worktop surfaces with matching splash-backs, plumbing for a washing machine, integral fridge freezer, bowl and a half single drainer sink with mixer tap, space for a slot in gas cooker with extractor fan over, built in storage cupboard housing the boiler, tiled flooring and double glazed side window.

Bathroom

10'3 x 6'4 (3.12m x 1.93m)

This spacious bathroom comprises of a pedestal wash hand basin, toilet, shower enclosure and a corner fitted Spa bath, fully tiled walls, heated towel rail, tiled flooring and two double glazed side windows.

Bedroom 1

12'9 x 11'3 (3.89m x 3.43m)

This double bedroom has a radiator and double glazed front window with fitted blinds.



Bedroom 2

9'4 x 8'9 (2.84m x 2.67m)

Another double room with radiator, laminate flooring and double glazed front window with fitted blinds.

Bedroom 3

10'0" max x 8'9" (3.07m max x 2.67m)

This double bedroom has a radiator and double glazed rear window with fitted blinds.

Outside

The front has timber entrance gates providing access onto the long driveway, the main front offers a low maintenance garden with coloured gravel. Side access to the rear garden.

Enclosed rear patio to the rear.

Garage

With up and over door and side window.

Directions

From our Rhyl branch proceed along Wellington Road in the direction of Kinmel Bay. Continue over the blue bridge and proceed through Kinmel Bay in the direction of Towyn. As you come into Towyn proceed along Towyn Road turning left after the Four ways caravan park into Towyn Way West, continue up this road and the property can be seen on the right.





Total floor area 102.9 m² (1,107 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(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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