



**22 Lon Y Llyn, Pensarn, Abergele, LL22  
7RS**

**£189,950**

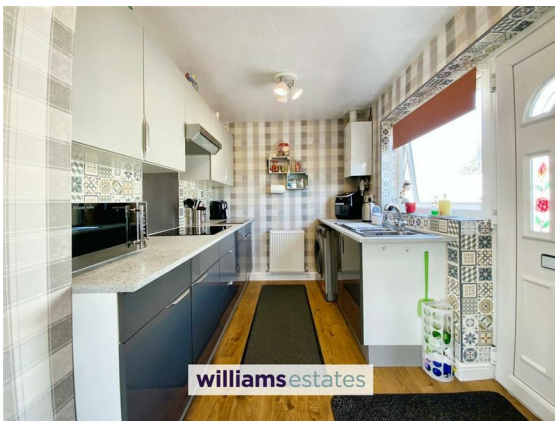
 2  1  1  D

**EPC - D64 Council Tax Band - C Tenure - Freehold**

# Lon Y Llyn, Abergele

## 2 Bedrooms - Bungalow

This well presented detached bungalow briefly affords the modern fitted kitchen with open plan access to a dining room, spacious lounge, inner hallway, modern shower room plus two bedrooms with access into a rear conservatory. Outside there is a front garden with adjacent wide driveway that provides ample parking and of which leads up to a detached garage, the rear garden is fully enclosed with decked terrace, pergola and small lawned area as well as a side patio to enjoy those sunny afternoons or occasional barbecues. Having solar panels, double glazing, gas central heating and is ready to move in. EPC is D64. Freehold. Council tax C.



### Accommodation

Double glazed door gives access into the modern fitted kitchen:

### Modern Kitchen

13'10" x 7'2" (4.22 x 2.19)

Fitted with modern two tone wall, base and drawer units, worktop surfaces, modern splash-backs, single drainer sink with mixer tap, plumbing for a washing machine, built in oven, electric hob with extractor fan over, wall mounted boiler, space for a fridge freezer, radiator, laminate flooring, double glazed side window and open plan access leads to the dining room area.

### Dining Room Area

9'9" x 5'11" (2.98 x 1.81 )

Having laminate flooring, full length double glazed side window, additional double glazed front window, built in storage cupboard and door giving access into the lounge:

### Lounge

13'6" x 13'5" (4.12 x 4.10)

This spacious living room has a radiator, T.v connection, double glazed front window and door giving access to the inner hallway.

### Inner Hallway

With doors off:

### Shower Room

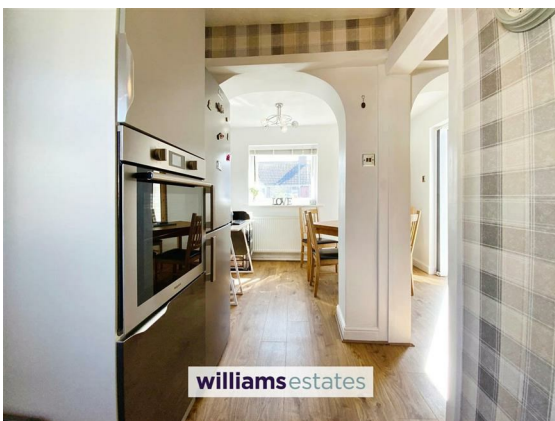
7'1" x 4'6" (2.17 x 1.38)

Comprising of a pedestal wash hand basin, toilet, double size walk in shower with fixed clear glass shower screen, fully tiled walls, heated towel rail, retro-tiled flooring, spotlighting and double glazed side window.

### Bedroom 1

12'4" x 10'1" (3.78 x 3.08)

Having a radiator, inset storage, double glazed French doors that give access to the rear conservatory & loft access with pull down ladder to a part boarded loft.



## Bedroom 2

10'6" x 6'8" (3.22 x 2.04)

Having a radiator, double glazed window and door that leads into the rear conservatory.

## Outside

Front garden offers a lawn, paved & gravelled area with flower beds and shrubs. The side offers a wide driveway providing ample parking for a number of vehicles which in turn leads up to a detached garage. Side gate allowing access to the rear garden.

The sunny aspect enclosed rear garden offers a lawn, paved patio, power socket, flower beds and decked terrace with timber pergola over providing the ideal place for Al-Fresco dining or chill during the summer months.

To the side of the bungalow, there is a paved patio, suitable for sun bathing or could be perfect for a BBQ.

## Detached garage

With up & over door.

## Directions

From our office, proceed onto Wellington Road and head in the direction of Kinmel bay. Go through the crossroads and enter Towyn, continue through Belgrano and on entering Pensarn turn left onto Lon-Y-Cyll then left turn onto Lon-Y-Llyn. This bungalow can be located on tour right.





**Floor Plan**  
Floor area 70.7 m<sup>2</sup> (761 sq.ft.)

**Garage**  
Floor area 11.6 m<sup>2</sup> (124 sq.ft.)

**TOTAL: 82.2 m<sup>2</sup> (885 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	70
(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.