



**101 Lon Y Gors, Pensarn, Conwy, LL22
7SA**

£139,950

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EPC - D67 Council Tax Band - C Tenure - Freehold

Lon Y Gors, Pensarn

1 Bedrooms - Bungalow

NO CHAIN. Detached Bungalow - situated within a quiet residential area. The property briefly affords the entrance porch, hallway, lounge, modern kitchen with space to dine, bathroom and a rear double bedroom. Having gas central heating, double glazing and driveway parking, as well as being within walking distance to bus routes and local amenities in Pensarn. EPC is D67. Freehold. Council tax band C.



Accommodation

Double glazed front door giving access into porch.

Entrance Porch

Having laminate flooring, double glazed window to the front and double doors with glass panels leading into the entrance hallway.

Hallway

Having laminate flooring, loft hatch, coved ceiling and storage cupboard housing the central heating boiler.

Lounge

16'4" x 11'3" (4.98 x 3.43)

Having coved ceiling, door to the kitchen, radiator, modern wall mounted electric fire and double glazed window to the front elevation.



Modern Kitchen

16'0" into bay x 6'7" (4.89 into bay x 2.01)

Having a range of modern wall, drawer and base units with complementary worktop surfaces, stainless steel single drainer sink with taps, built in electric oven and hob with extractor fan over, voids for fridge freezer and washing machine, radiator, tiled flooring, double glazed window to the side elevation and a double glazed box bay window to the front elevation.

Bedroom

12'4" x 10'1" (3.76 x 3.08)

Having a coved ceiling, radiator and double glazed window to the rear elevation.



Bathroom

5'11" x 5'6" (1.81 x 1.68)

Comprising of a pedestal wash hand basin, push button toilet, panelled bath with mixer shower over, wall tiling, radiator, tiled flooring and a double glazed window to the side elevation.

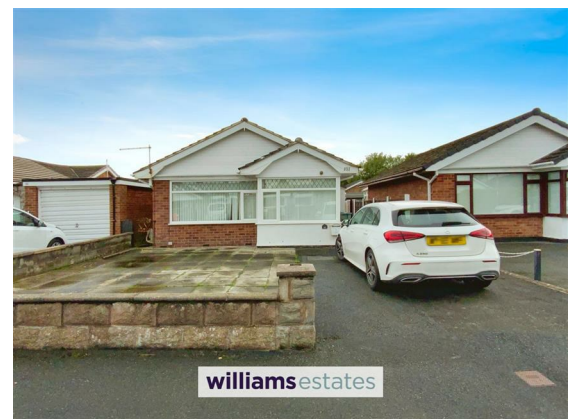
Outside

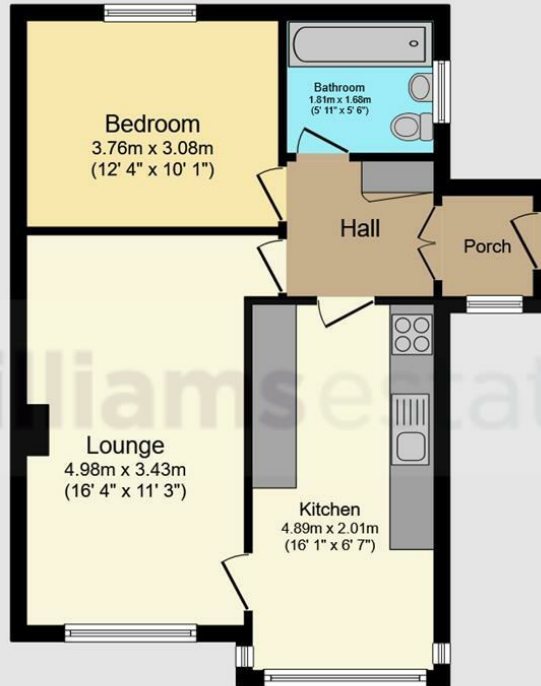
The front garden is low maintenance with paving slabs and driveway parking.

A side gate allows access through to the rear garden which again offers a low maintenance garden with gravelled areas.

Directions

Proceed onto Wellington Road in the direction of Kinmel Bay. Continue through Kinmel Baay along the Coast Road and follow the Road into Towyn, then Belgrano and once entering Pensarn turn left onto Lon Y Cyll, right onto Lon Y Gors. This can be four right a the end of the continuation cul-de-sac.





Floor Plan

Floor area 49.0 m² (527 sq.ft.)

TOTAL: 49.0 m² (527 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 88 67 </div>
(81-91) B	
(69-80) C	
(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.

