



**64 Gors Road, Towyn, Abergele, LL22  
9NR**

**£220,000**

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**EPC - D62 Council Tax Band - C Tenure - Freehold**

# Gors Road, Abergele

## 3 Bedrooms - Bungalow - Detached

This recently refurbished detached bungalow is ready to move in with fresh decoration, new fittings and flooring. The accommodation briefly affords the entrance hallway, modern kitchen, bathroom, spacious front lounge, inner hallway plus three bedrooms. Having double glazing, gas central heating, long driveway, garage and a sunny aspect enclosed rear garden. EPC is D62. Freehold. Council tax C. Viewing is highly recommended.



### Accommodation

Via a double glazed front door into the hall.

### Hallway

With laminate flooring, radiator, wall lighting and storage cupboard.

### Kitchen

10'1" x 9'10" (3.08 x 3.01)

Fitted with a range of modern wall, drawer and base units, worktop surfaces, built in oven with gas hob and extractor hood over, single drainer sink with mixer tap, concealed central heating boiler, plumbing for washing machine, space for fridge freezer, laminate flooring and double glazed window and door to the side.

### Bathroom

6'4" x 5'5" (1.94 x 1.67)

Comprising of a vanity wash hand basin, panelled bath with mixer shower attachment, toilet, wall panelling, heated towel rail, laminate flooring and double glazed window to the side.

### Lounge

17'2" x 12'0" (5.25 x 3.68)

With wall mounted fire, wall lighting, radiator, TV connection, radiator, Double glazed windows to the front and side and door to the inner hall.

### Bedroom 1

15'3" x 8'10" (4.66 x 2.71)

With airing cupboard, radiator and double glazed window to the rear.

### Bedroom 2

13'2" x 7'6" (4.03 x 2.30)

With radiator and double glazed french doors with access to the rear garden.

### Bedroom 3

7'11" x 9'11" (2.43 x 3.04)

With radiator and double glazed window to the front.



## Outside

Double timber gates open onto the driveway providing off road parking, which in turn leads to the garage. The front garden is lawned with mature plants and shrubs. Side access gate to the rear garden.

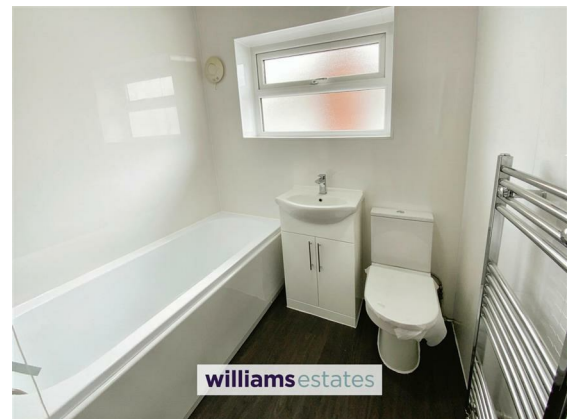
The rear garden is enclosed and mainly laid to lawn with mature trees.

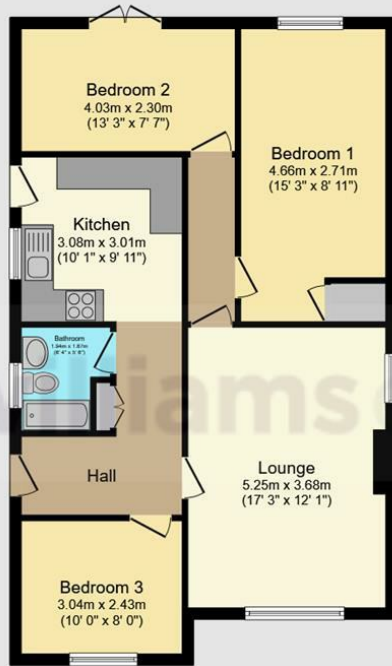
## Garage

With up and over door.

## Directions

Proceed onto Wellington Road and head towards Kinmel Bay, go over the Foryd Bridge and continue over the crossroads in the direction for Towyn. At the Towyn traffic lights turn left onto Gors Road, this bungalow will be found on your right hand side.





**Floor Plan**  
Floor area 76.3 m<sup>2</sup> (822 sq.ft.)



**Garage**  
Floor area 15.8 m<sup>2</sup> (170 sq.ft.)

**TOTAL: 92.1 m<sup>2</sup> (992 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

