

**38 Towyn Way West, Towyn, Abergele,
LL22 9LF**

£210,000

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EPC - D55 Council Tax Band - C Tenure - Freehold

Towyn Way West, Abergele

2 Bedrooms - Bungalow

A beautifully presented two bedroom detached bungalow located in the popular coastal location of Towyn, within walking distance to the beach, shops and cafes. The property briefly affords the entrance porch, hallway, lounge, recently fitted modern kitchen through to conservatory, utility room, upgraded modern shower room and two bedrooms. Outside offers driveway parking, gardens front and rear and garage. Also benefitting gas fired central heating and double glazing. Council Tax Band C. Freehold. EPC rating 55D .



Accommodation

Enter via a composite front door opening into the porch.

Porch

4'11" x 2'11" (1.51 x 0.91)

With vinyl flooring, double glazed windows to the front and side and double glazed door into the hallway.

Hallway

Having built in meter cupboard, radiator and laminate flooring.

Lounge

12'0" x 13'9" (3.66 x 4.20)

Feature fire surround with living flame effect electric fire, TV connection, radiators and double glazed window to the front.



Kitchen

20'5" into conservatory x 10'9" (6.23 into conservatory x 3.28)

Fitted with a range of white gloss wall, drawer and base units, complementary worktop surfaces and matching up-stands, bowl and a half composite sink with mixer tap, void for slot in electric cooker with extractor hood over, space for under counter fridge, TV connection , vinyl flooring, vertical radiator and open plan access through to the conservatory.

The conservatory is fully double glazed with fitted blinds, laminate flooring, radiator and double glazed doors opening onto the rear patio.

Utility Room

8'9" x 8'7" (2.69 x 2.63)

With white gloss base units, worktop surfaces, space for fridge, plumbing for washing machine, radiator, vinyl flooring, double glazed window to the rear and door into the garage.



Shower Room

6'6" x 5'8" (2.00 x 1.73)

Comprising of a walk in shower enclosure with fixed shower screen, fully tiled walls, vanity wash hand basin, push button toilet, extractor fan, chrome heated towel rail, shavers socket, vinyl flooring and double glazed window to the rear.

Bedroom 1

10'1" x 10'2" (3.09 x 3.10)

With radiator and double glazed window to the front.

Bedroom 2

9'2" x 8'7" (2.81 x 2.64)

With radiator and double glazed window to the rear.

Garage

15'2" x 9'2" (4.64 x 2.80)

With double doors, wall mounted central heating boiler, power and lighting.

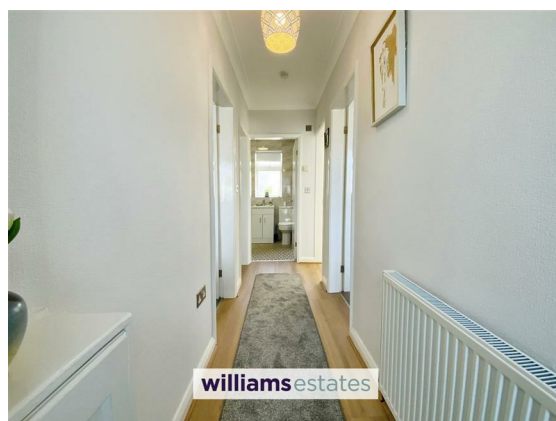
Outside

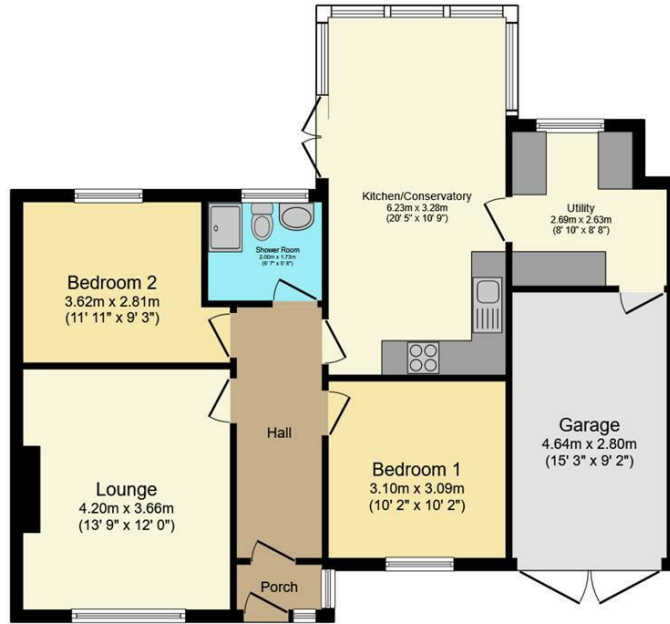
The front offers driveway parking with lawned garden and surrounding flower beds. Side access to the rear garden.

The rear garden is paved for ease of maintenance with timber storage shed, small lawn and gravelled borders.

Directions

Proceed onto Wellington Road and head towards Kinmel Bay. Go over the Blue bridge onto Foryd Road and continue through Kinmel Bay in the direction of Towyn. After the traffic lights, turn left onto Towyn Way West.





Floor Plan

Floor area 87.2 sq.m. (938 sq.ft.)

TOTAL: 87.2 sq.m. (938 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(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.

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