



**11A Llys Arthur, Towyn, Abergele, LL22 9PH**

**£83,000**



**EPC - C71    Council Tax Band - A    Tenure - Leasehold**

# Llys Arthur, Abergele

## 2 Bedrooms - Flat

This first floor apartment is to be sold with no onward chain and is ready to move in to. The accommodation affords the entrance hall, spacious lounge, kitchen with space to dine, bathroom and two bedrooms. Having double glazing, gas central heating and allocated off road parking. EPC rating C71. Leasehold. Council tax A.



### Accommodation

Enter via a double glazed front door to the lower hallway.

### Lower Hallway

With radiator and stairs to the living accommodation.

### Landing

With double glazed window to the front and door to inner hallway.

### Inner Hallway

With loft access hatch and radiator.

### Lounge

11'10" x 12'0" (3.62 x 3.67)

Having laminate flooring, radiator, TV connection and double glazed window to the front with fitted blinds.



### Bedroom 1

12'5" x 11'0" (3.80 x 3.36)

With two built in storage cupboards, radiator and double glazed window to the rear with fitted blinds.

### Bedroom 2

6'10" x 8'5" (2.10 x 2.59)

With radiator and double glazed window to the front with fitted blinds.

### Bathroom

8'11" x 4'6" (2.74 x 1.38)

Comprising of a pedestal wash hand basin, panelled bath with mixer shower attachment, toilet, tiled walls, radiator, vinyl flooring and double glazed window to the rear.

### Kitchen

6'5" x 12'8" (1.98 x 3.88)

Fitted with a range of wall, drawer and base units, worktop surfaces, single drainer sink with mixer tap, wall tiling, void for slot in electric cooker, wall mounted central heating boiler, plumbing for washing machine, radiator, space to dine and double glazed window to the rear.



### Directions

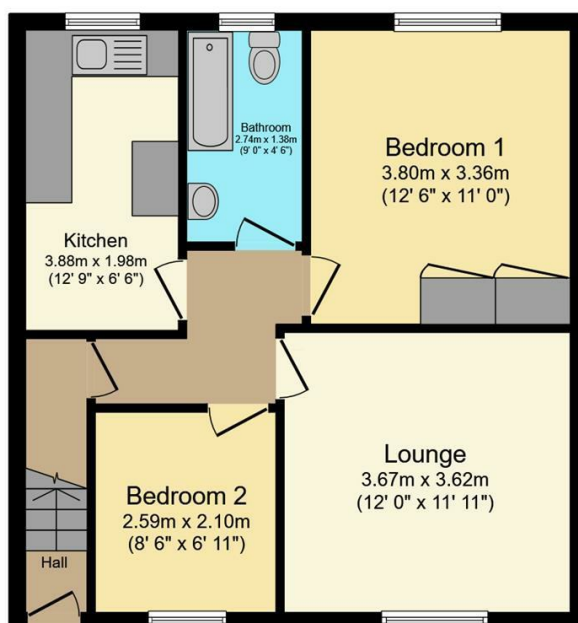
Leave Rhyl heading towards Towyn over the Blue Bridge, continue through Kinnel Bay and enter Towyn, as you approach the traffic lights Llys Madoc is on the left, then right onto Llys Arthur, this flat can be located at the rear of the cul-de-sac.

### Outside

Allocated parking space to the rear.







**Floor Plan**

Floor area 52.9 sq.m. (570 sq.ft.)

Total floor area: 52.9 sq.m. (570 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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

#### 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>	71	76
(55-68) <b>D</b>		
(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	



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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