



ESTATE AGENTS

... the key to a successful move



Llys Madoc, Towyn, Abergele, Conwy, LL22 9NN

**Offers in the
region of
£189,995**

- * Splendid Seaside Location
- * Excellent Commuting Links
- * Good Size Family Home
 - * Three Bedrooms
- * Two Receptions plus Conservatory

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A Terrific family home in a fantastic seaside location of Towyn, North Wales. The property is ideally positioned just a short walk away from the beach and is close to local amenities and transport links. Local bus routes are closely available with links to Rhyl, Llandudno and other surrounding areas. The property briefly comprises: Lounge, dining room, conservatory, kitchen and to the first floor of three bedrooms and a family bathroom, externally there is a drive providing off road parking and gardens to the front and rear.

GROUND FLOOR

ENTRANCE PORCH

Property is entered via a uPVC front door into a porch with an internal door leading into a hallway with stairs off to the first floor.

LOUNGE 14'5" x 12'9" (4.4m x 3.9m)

Beamed ceiling and large fireplace with wooden beam mantle, laminate wood effect flooring, ceiling light point, radiator, uPVC double glazed window with front aspect. This room leads through to the dining room



DINING ROOM 10'9" x 10'9" (3.3m x 3.3)

Ceiling light point, radiator, dado rail, laminate wood effect flooring, double glazed sliding doors into the conservatory.



CONSERVATORY 9'10" x 8'2" (3m x 2.5m)

Good size conservatory which provides an additional seating area with double doors leading out to the rear garden. Power points and radiator.

OPEN PLAN KITCHEN & BREAKFAST AREA

Kitchen Area 12'5" x 6'11" (3.81m x 2.13m)

Fitted with a range of wall and base units with co-ordinating worktops and breakfast bar, Integrated electric oven, gas hob and extractor, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances, Ceiling light point part wall tiled, door leading out to the rear garden area



Breakfast Area 11'1" x 7'2" (3.4m x 2.2m)

Small dining area that joins into the kitchen via a breakfast bar. Understair cupboard providing storage space. Space for fridgr/freezer



BEDROOM TWO/PLAYROOM 11'5" x 7'6" (3.5m x 2.3m)

Downstairs room with ceiling light point, radiator, double glazed window with front aspect

FRIST FLOOR

MASTER BEDROOM 18'0" x 11'5" (5.5m x 3.5m)

Good size master bedroom with fitted wardrobe, ceiling light point, radiator, two double glazed windows with outlook over the sea.

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BEDROOM 10'9" x 10'5" (3.3m x 3.2m)

Fitted wardrobes, ceiling light point, radiator, double glazed window with rear aspect

BATHROOM 6'6" x 6'10" (2m x 2.1m)

Fitted with a three piece white suite comprises: Panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point, radiator part wall tiled, double glazed window



OUTSIDE

Gravelled drive providing ample off road parking. Enclosed rear garden area with a paved patio area and gravelled seating area



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.


The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

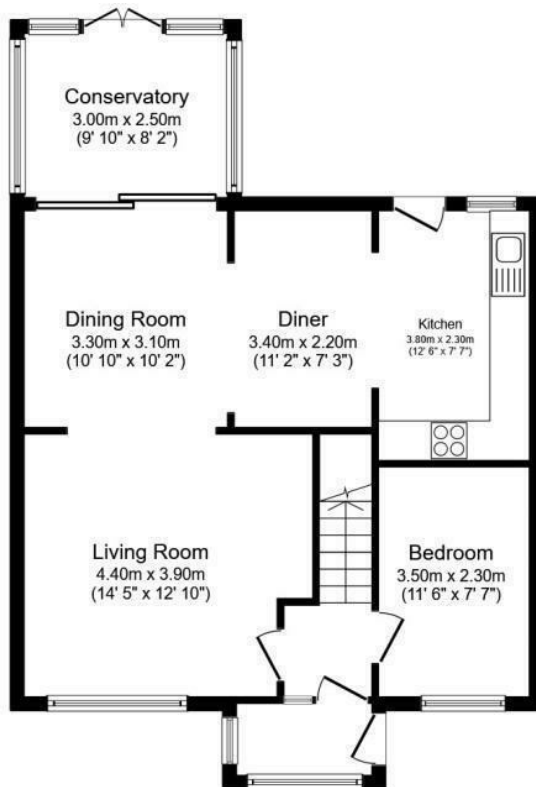
Subject to contract. Vacant possession on completion.

AGENCY NOTE

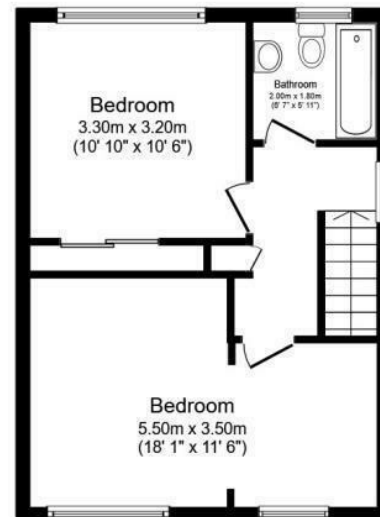
The photos were taken prior to a tenancy occupancy and are for general guidance only therefore buyers must view the property before placing an offer.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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	



Ground Floor



First Floor

Total floor area 107.0 sq. m. (1,152 sq. ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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