



## 3 Lon Y Llyn, Pensarn – LL22 7RR

£170,000 Freehold

**Charming detached two-bedroom bungalow in the sought-after location of Pensarn, just a short distance from the beach. Ideal for those seeking peaceful coastal living in a desirable area.**

**SIMPLY ESTATES**





### **Porch**

5' 2" x 4' 6" (1.57m x 1.37m)

This cosy porch, freshly painted in crisp white, offers a welcoming entrance to the property. The tiled floor adds a practical and stylish touch, making it easy to maintain while providing a clean and inviting space for coats, shoes, or outdoor accessories. A perfect first impression for any home.

### **Lounge**

12' 10" x 11' 8" (3.90m x 3.56m)

Recently refreshed with white paint and fitted with neutral beige carpets, the spacious lounge, with its front-facing window, features an electric fireplace as the central focal point.

### **Bedroom One**

11' 5" x 8' 10" (3.48m x 2.70m)

The rear-facing double bedroom is move-in ready, with views of the conservatory and rear field. Neutrally decorated in white with beige carpeting, it's ready for someone to make it their home.

### **Bedroom Two**

8' 10" x 8' 9" (2.69m x 2.67m)

This well-lit second bedroom features a good-sized window that fills the room with natural light, creating a bright and airy atmosphere. The room is finished with modern laminate flooring, offering both style and easy maintenance.





### Bathroom

6' 3" x 5' 5" (1.90m x 1.65m)

This cosy bathroom features a 3-piece suite, including a bath with an overhead shower, a washbasin and toilet. The layout maximises the available space, offering both functionality and comfort, making it an ideal, low-maintenance bathroom for everyday use.

### Kitchen

10' 3" x 8' 6" (3.13m x 2.59m)

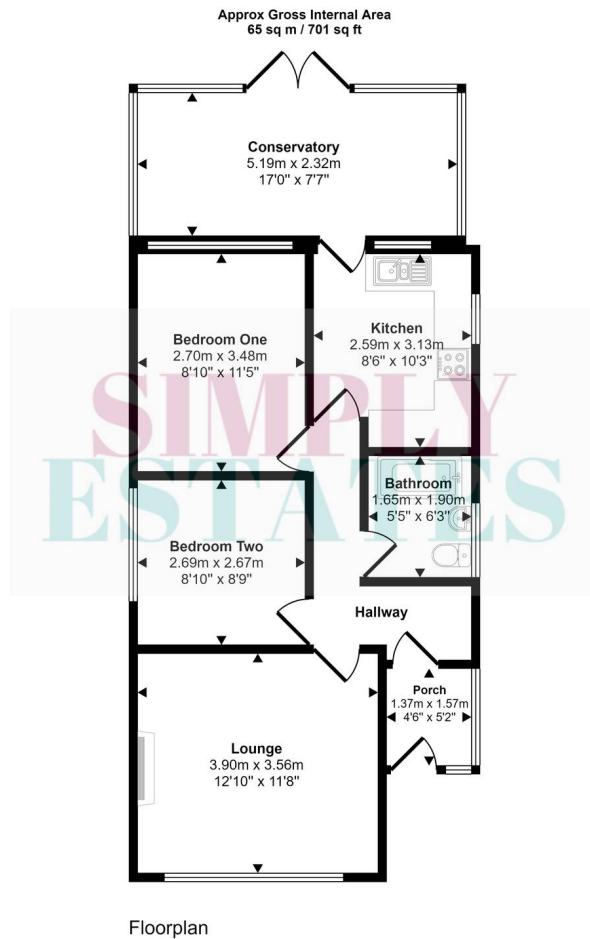
This functional kitchen features fitted units providing ample storage, complemented by a freestanding cooker for all your cooking needs. The space flows seamlessly into the adjoining conservatory, offering additional room for dining or relaxation, and filling the kitchen with natural light. Perfect for those who enjoy a practical layout with the added benefit of a bright extension.

### Conservatory

17' 0" x 7' 7" (5.19m x 2.32m)

A large conservatory with a tiled floor and expansive windows, providing stunning views of the garden and beyond. This inviting space is perfect for relaxing and entertaining while enjoying the picturesque surroundings.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This delightful two-bedroom bungalow located in the quiet location of Pensarn offers comfortable living with a spacious living room, well-equipped kitchen and a contemporary bathroom. The property benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency. Outside, you'll find low maintenance gardens, ideal for easy upkeep, along with off-road parking for added convenience.

The property is offered with no onward chain.



# SIMPLY ESTATES