



**111 Lon Y Cyll, Pensarn, Conwy, LL22  
7RP**

**£249,950**

 3  2  1  D

**EPC - D55    Council Tax Band - C    Tenure - Freehold**

# Lon Y Cyll, Pensarn

## 3 Bedrooms - Bungalow - Detached

This delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The bungalow features a modern entrance kitchen diner, modern bathroom plus a well appointed shower room, ensuring ample facilities for all residents. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting environment throughout. Outside, the property benefits from ample off Road parking, adding to the convenience of this lovely home. The surrounding area boasts a tranquil setting, with easy access to local amenities and the stunning natural beauty of Conwy. This bungalow is a wonderful opportunity for anyone looking to settle in a serene location while still being close to the vibrant community of Pensarn and Abergele Town. Whether you are a first-time buyer or seeking a comfortable home to enjoy your retirement, this property is sure to impress. EPC is D55. Freehold. Council tax C.



### Accommodation

Double glazed door giving access into the open plan kitchen diner.

### Kitchen Diner

20'4" x 8'8" (6.21 x 2.66 )

Fitted with grey gloss fronted wall, base and drawer units, worktop surfaces with matching up-stands, tiled splashbacks, built in oven, gas hob with extractor fan over, concealed boiler, single drainer sink with mixer tap, double glazed front window, void for American style fridge freezer, vinyl flooring, radiator and to the dining area there is another double glazed side window, coved ceiling, inset spotlighting and doors off.



### Lounge

17'2" x 12'2" (5.24 x 3.71 )

This living room has wall lighting, T.v connection, radiator, fire surround with electric fire, double glazed front window and access to the inner hall

### Inner Hallway

With loft access and door to a shower room

### Shower Room

6'2" x 5'2" (1.90 x 1.60 )

Comprising of a modern vanity unit with circular ceramic bowl wash hand basin & mixer tap, toilet with matching unit, shower enclosure with bi-fold door, wall tiles, extractor fan, spot lighting, tiled flooring, heated towel rail, lighted mirror and double glazed rear window.



### Bedroom 1

14'0" x 7'9" (4.28 x 2.38 )

Having wall lighting, radiator and double glazed front window.

### Bedroom 2

9'7" x 8'7" (2.94 x 2.64)

This bedroom has a radiator and double glazed French doors that provide access to the private and fully enclosed back garden.



### Bedroom 3

12'3" x 11'11" (3.74 x 3.65 )

This double bedroom has a radiator, built in wardrobes and double glazed rear window.

### Inner hall

With loft hatch, walk in storage cupboard and access to the main family bathroom.

### Family Bathroom

8'8" x 5'11" (2.65 x 1.82 )

Comprising of a Spa bath with mixer shower and main shower over, toilet, vanity wash hand basin with white gloss cupboard beneath, tiled walls, radiator, spot lighting, coved ceiling, vinyl flooring and double glazed rear window.

### Outside

Situated with the corner of a small cul-de sac, this bungalow offers a low maintenance front garden offering a raised flower bed and ample off road parking, side gates give access to the garage and rear garden. The South facing rear enclosed garden benefits from having a good sized paved patio, perfect for Al-Fresco dining with hidden side area being perfect for a storage shed.

### Garage

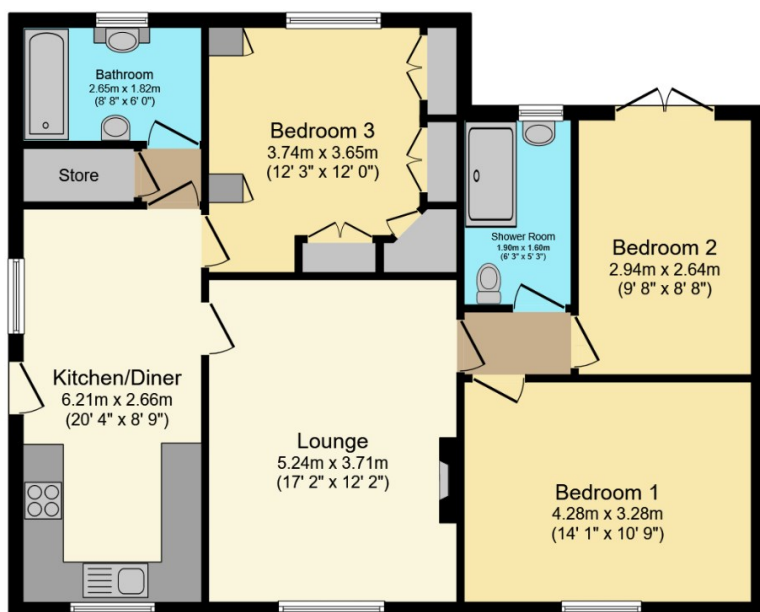
16'4" x 13'11" (4.98 x 4.26)

With up and over door, mains power, utility area with plumbing for a washing machine plus to the side there is a double glazed window.

### Directions

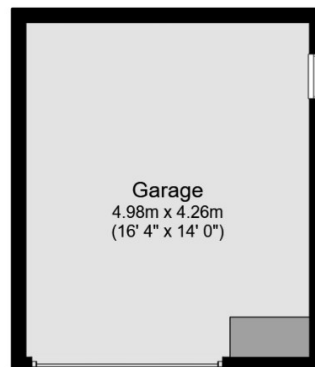
Proceed onto Wellington Road and continue in the direction of Kinmel Bay. Continue through Kinmel Bay along the Coast Road and follow the Road into Towyn, and straight through Belgrano, upon entering Pensarn turn left onto Lon Y Cyll. This bungalow can be found at the end of the continuation cul-de-sac.





**Floor Plan**

Floor area 86.7 sq.m. (933 sq.ft.)



**Garage**

Floor area 21.0 sq.m. (226 sq.ft.)

Total floor area: 107.7 sq.m. (1,159 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](http://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>		
(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		
	55	82
<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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