

Jones & Redfearn

ESTATE AGENTS



Towyn Way West,

Offers Over £290,000

Nestled in the charming area of Towyn, Abergele, this delightful detached bungalow on Towyn Way West 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 bungalow features two inviting reception rooms, providing ample space for relaxation and entertaining guests. Whether you prefer a cosy evening in or hosting gatherings with friends and family, these versatile living areas cater to all your needs.

The bathroom is thoughtfully designed, ensuring functionality and comfort for everyday use. The layout of the bungalow promotes a sense of openness and flow, making it easy to navigate and enjoy the space.

Set in a tranquil neighbourhood, this property benefits from its proximity to local amenities, including shops, parks, and the beautiful coastline, which is just a short distance away. The area is well-connected, making it convenient



L Shaped Entrance Hall

Lounge

18'9 x 14'9 (5.72m x 4.50m)

Open Plan Kitchen/Living Room

11'8 x 27' (3.56m x 8.23m)

Bedroom 1

12'2 x 12' (3.71m x 3.66m)

Bedroom 2

11'6 x 14'10 (3.51m x 4.52m)

Bedroom 3

13'4 x 11'10 (4.06m x 3.61m)

Bathroom

11'9 x 9'8 (3.58m x 2.95m)

With underfloor heating.

Exterior

Number 91 benefits from gardens to the front, side and rear. The rear garden is south facing and backs on to countryside with hillside views.

Directions

From our Rhyl office proceed to Kinmel Bay. Continue over the blue bridge and proceed through Kinmel Bay, continue through the traffic lights and in to Towyn. Proceed along Towyn Road turning left after the Four ways caravan park into Towyn Way West, continue along and Number 91 will be found on the left hand side.

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 21st November 2024
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND E - FREEHOLD



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO ₂ emissions | Current |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |



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