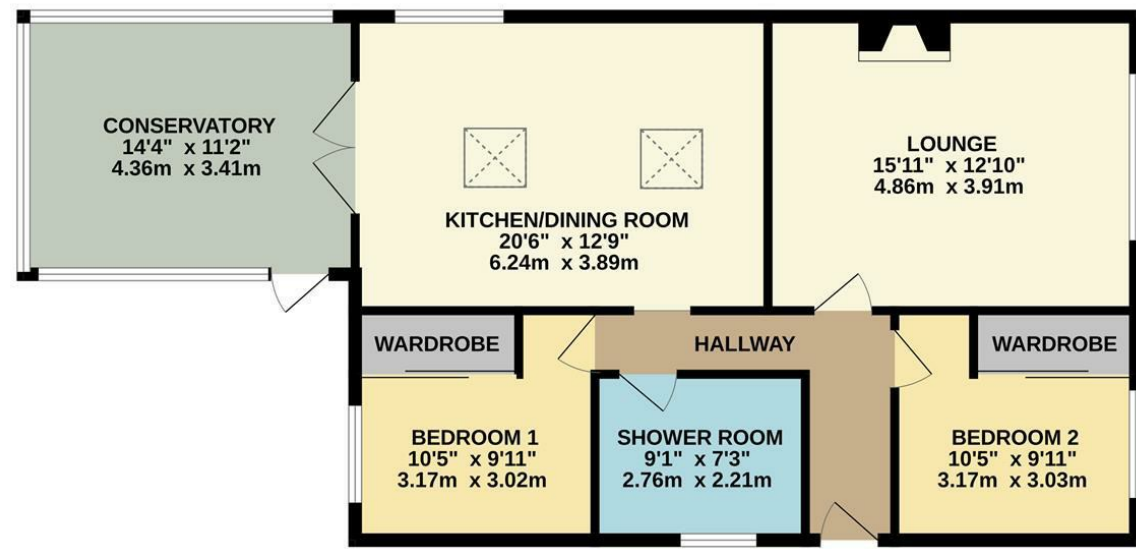


**GROUND FLOOR**  
1112 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sq.ft. (103.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**122 Towyn Way West, Towyn, LL22 9LG**  
**Offers over £280,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(81-91) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>			(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(1-20) <b>F</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# 122 Towyn Way West, Towyn, LL22 9LG

## Offers over £280,000



**Tenure**  
Freehold

**Council Tax Band**  
C - Average from 01-04-2026 £2,198.07

### Property Description

From the moment you approach the property, its kerb appeal is undeniable. Brick-paved off-road parking and a resin driveway lead the way, flanked by timber fencing, and secured with a metal gate for added peace of mind.

Step inside through the UPVC double glazed door into an inviting L-shaped hallway adorned with wood effect LVT flooring in a parquet design. This hallway also grants access to the loft space, complete insulation.

The lounge provides a peaceful retreat, boasting covered ceilings, a decorative ceiling rose, and a striking solid stone fireplace housing an electric fire.

The highlight of the property is the stunning open plan kitchen/dining area, seamlessly flowing into the conservatory. With stylish wood effect LVT flooring and skylights illuminating the space, it's the perfect setting for family meals while soaking in the breathtaking scenery.

The kitchen features a blend of contemporary wall and base mounted shaker style units complemented by a quartz worktop and tiled splashback. Integrated appliances include a fridge freezer, washing machine, and dishwasher, with the brand new Belling electric range cooker. The property also benefits from a new high performance extractor hood and new quooker boiling water tap

Flowing from the kitchen/dining area through the newly installed French doors is the conservatory, enhanced by German engineered insulated panelling to ensure year-round comfort. Currently utilised as a second reception area, it adds versatility to the home.

The primary bedroom at the rear of the property offers

sweeping views and features a contemporary "Sharps" branded fitted sliding wardrobe. The second bedroom, also a double, benefits from "sharps" branded fitted wardrobe and drawers.

The large shower room is a contemporary masterpiece, boasting tiled flooring, a part-tiled wall, and a level threshold walk-in shower cubicle. Completing the space are a hand wash basin with storage options and a low-level WC.

Step outside into the low maintenance garden, where stylish paving slabs provide the ideal spot for alfresco dining. Secure timber fencing, along with a knee-level wall with metal railing, adds to the aesthetic appeal. Enjoy uninterrupted sunshine throughout the day and into the evening, thanks to the sunny south-western aspect.

The property benefits from gas central heating and double glazing throughout, while the single garage offers additional storage space with power.

The property has been well looked after with new UPVC soffits and fascia boards been added to the outside of the property.

### Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

Full fibre broadband is available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 8-6-26

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

**Lounge**

**Kitchen/Diner**

**Conservatory**

**Bedroom 1**

**Bedroom 2**

**Shower room**

**Garage**

### Towyn Standard Paragraph

Towyn is a charming seaside resort and has a wide range of shops, amenities and transport links, together with the beach and coastal path.

Towyns' St. Mary's Church was designed by the renowned architect George Edmund Street, and was consecrated on 17 June 1873. It is known for the distinctive tiling on the roof. The same architect also designed the building which now houses the youth club in nearby Abergele.

### Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinnel Bay, Llandudno and other

surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

### Professional Services

Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

