

PETER LARGE

ESTATE AGENTS

## 3 Laurel Grove Mews, Towyn, Conwy, LL22 9HQ

£145,000

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A mid terrace house situated in the heart of Towyn. Set back from the main coastal road, this property is convenient for the local shops, the coast and regular bus services into nearby Rhyl and Abergele. Offering well presented accommodation with neutral decor comprising hall, large lounge with sliding doors into a conservatory, a fitted kitchen to the front, two double bedrooms and a bathroom upstairs. There is also the bonus of a useful loft room with ladder, all boarded and with two windows. The house has gas central heating, uPVC double glazing, a single detached garage and a lengthy enclosed garden.

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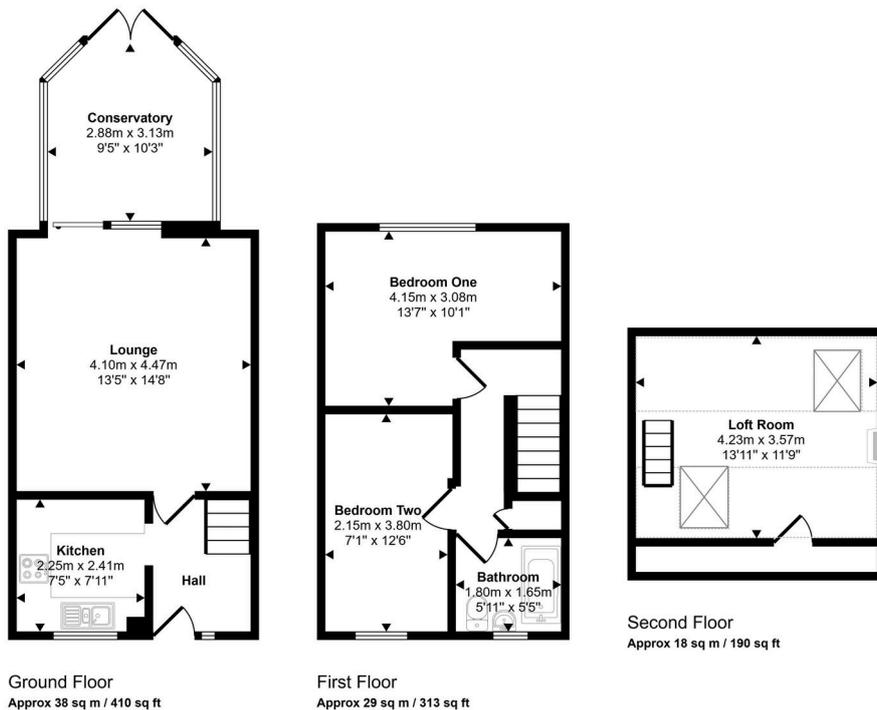
[www.peterlarge.com](http://www.peterlarge.com)

45-47 MARKET STREET, ABERGELE, CONWY, LL2 7AF

## Key Features

- Mid terrace house
- Large lounge
- Fitted kitchen
- Loft room
- Council tax band - B
- Heart of Towyn
- Conservatory
- Two bedrooms
- Freehold
- EPC rating - TBC

Approx Gross Internal Area  
85 sq m / 912 sq ft



Ground Floor  
Approx 38 sq m / 410 sq ft

First Floor  
Approx 29 sq m / 313 sq ft

Second Floor  
Approx 18 sq m / 190 sq ft

Denotes head height below 1.5m

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.