



40 Lon Y Gors | Pensarn | Abergele | LL22 7RU

£145,000

An adapted and versatile bungalow with the bonus of a large loft room and additional lounge to the rear. Enclosed and private garden to the rear. Close to the promenade and regular bus services into the nearby towns of Abergele and Rhyl.

- Well Presented
- Close to A55
- Close to Promenade Walks
- Three Reception Rooms
- Large Loft Room

A well presented property with the benefit of gas central heating and uPVC glazing. The property has been extended to include an additional lounge to the rear. With a sunny and private garden to the rear, the property is situated on a level and convenient plot, ideal for the retirement market or first time buyer.

UPVC door gives access into:

HALLWAY

With lighting, power points, door into:

LOUNGE

13' 3" x 13' 1" (4.06m x 4.01m) Situated at the front of the property, this bright room has lighting, radiator, power points and double doors giving access into:

DINING ROOM

11' 7" x 10' 2" (3.54m x 3.10m) Perfect space to dine with lighting, radiator, power points and double uPVC doors giving access into:

SECOND LOUNGE

16' 5" x 11' 0" (5.02m x 3.37m) A welcoming space situated to the rear of the property. A versatile room currently used as a bedroom. Lighting, power points and radiator with uPVC double glazed windows providing lots of natural light. From inner hallway, door gives access into:

BEDROOM TWO

10' 4" x 6' 7" (3.17m x 2.03m) With lighting, radiator, power points and uPVC double glazed window. Door gives access into:

BATHROOM

7' 1" x 4' 5" (2.18m x 1.36m) Comprising of a three piece suite in white with a low flush w.c, pedestal wash hand basin, bath with shower over, tiled walls, radiator and an obscured uPVC double glazed window providing natural light. From dining room, stairs lead up to:

LOFT ROOM/ BEDROOM ONE

18' 8" x 12' 9" (5.71m x 3.89m) A spacious room benefiting from lighting, power points, radiator, uPVC double glazed window, velux window, W,C, wash hand basin and eaves storage. The Worcester combination boiler is also housed here providing the domestic heating and hot water.

KITCHEN

13' 2" x 11' 9" (4.02m MAX x 3.60m MAX) With a range of wall mounted and base unit cupboards, stainless steel sink with mixer tap over, four ring gas hob with extractor hood over and integral electric oven and grill. Space and plumbing for washing machine, part tiled walls, power points and space for fridge/freezer. Door gives access onto the side of the property.

OUTSIDE

Resin driveway providing ample off road parking to the front with gate providing access down the side of the property. Bound by Timber fencing the rear garden is mainly laid to lawn with paved area.

SERVICES

Mains electric, gas, water and drainage are all believed to be connected or available at the property. Please note appliances are not tested by the selling agent.

DIRECTIONS

From the agent's office, turn left at the second set of traffic lights and follow the road, entering Pensarn at the roundabout by bearing right. Continue along and turn right into Lon Y Cyll. Take the next turning on the right into Lon Y Gors and the property will be seen on the right, identified by our for sale board.



Total floor area 62.0 sq. m. (667 sq. ft.) approx.
This plan is for illustration purposes only and may not be representative of the property. Plans not to scale.

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Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(93-100) A				(92-100) 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			
		1	1			1	1
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND
Tax band: C

TENURE
Freehold

LOCAL AUTHORITY
Conwy County Borough Council

DATE
23/02/2021

Contact Details

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