



3 Lllys Charles | Towyn | Abergele | LL22 9NP

£170,000

A beautifully presented two bedroom detached bungalow is located in the popular coastal resort of Towyn. Being located close to all the local amenities and being on a bus route, this bungalow provides spacious accommodation, off road parking and a large enclosed private rear garden with a detached garage.

- Detached bungalow
- Close to local amenities
- Off road parking
- Coastal location
- Detached garage

Located in the sought after coastal resort of Towyn and benefits from being close by to all local amenities and bus routes. The promenade is also close by where you can enjoy walks along the seaside and the A55 is just a few minutes drive away for an easy commute.

The property is beautifully presented and is ready to move straight into. There is uPVC double glazing and gas central heating throughout. The property is also located on a large plot providing large garden space and off road parking.

ENTRANCE PORCH

5' 2" x 3' 8" (1.58m x 1.13m) Accessed via uPVC double glazed door. Double aspect uPVC double glazed windows and lighting. UPVC double glazed French doors leads to;

ENTRANCE HALL

With cupboard housing meters and lighting.

LOUNGE

17' 3" x 11' 8" (5.28m x 3.56m) Having lighting, power points and radiator. Feature electric fire set in marble inset and hearth with timber surround. UPVC double glazed window overlooking front and door leading to;

INNER HALLWAY

With storage cupboard housing boiler and loft access.

BEDROOM ONE

12' 4" x 10' 9" (3.78m x 3.30m) Lighting, radiator and power points. Fitted wardrobe with mirrored sliding doors. UPVC double glazed window overlooking the rear garden.

BEDROOM TWO

9' 0" x 8' 11" (2.76m x 2.72m) Lighting, power points and radiator. Fitted wardrobe with mirrored sliding doors. UPVC double glazed window overlooking the rear.

SHOWER ROOM

6' 3" x 5' 5" (1.92m x 1.66m) Comprising of a shower cubicle with electric shower and seat within. Low flush wc and pedestal wash hand basin. Fully tiled walls and floor. Wall mounted ladder style radiator. Inset spot lighting and obscure uPVC double glazed window.

KITCHEN

14' 0" x 8' 0" (4.29m x 2.44m) Having a range of wall and base units with worktop space over. One and a quarter single drainer sink with mixer tap over. Space for electric hob, space and plumbing for washing machine and space for fridge/freezer. Space for table and chairs. Wooden flooring, part tiled walls, lighting and power points. Double aspect uPVC double glazed windows. UPVC double glazed door giving access out.

OUTSIDE

To the front of the property is a paved driveway providing space for two vehicles. Gravelled section with low walling boarding the property. Timber fence gives access onto continuation of the paved pathway which leads down to the detached garage with up and over

door, power and light and single door to the side.

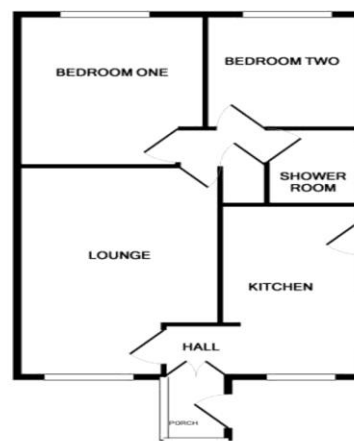
The rear garden is enclosed by timber fencing and is mainly paved for ease of maintenance. There is also a lawned area and gravelled section.

SERVICES

Mains electric, water, gas and drainage are all believed available or connected to the property. All services and appliances not tested by the selling agent.

DIRECTIONS

From our Abergele office, proceed east on Market Street and continue to follow the A547. At the roundabout take the third exit onto Ruddlan Road. Continue along and take the left exit onto Gors Road. Proceed along and then take a right hand turn onto Llys Madoc. Then turn right onto Llys Charles and follow the road all the way round. The property will be seen on the right hand side by way of our For Sale board.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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92+	A	
81-91	B	86 B
69-80	C	
55-68	D	66 D
39-54	E	
21-38	F	
1-20	G	

COUNCIL TAX BAND

Tax band: C

TENURE

Freehold

LOCAL AUTHORITY

Conwy County Borough Council

DATE

29/11/21

Contact Details

45-47 Market Street, Abergele, Conwy, LL22 7AF

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