



18 Llys Arthur | Towyn | Abergele | LL22 9PH

A spacious family home situated in the sought after coastal resort of Towyn, being close to local amenities and transport links. Offering ready to move into accommodation with three bedrooms, lounge/diner, kitchen, bathroom, low maintenance garden and allocated parking.

£139,950

- Coastal location
- Low maintenance garden
- Allocated parking
- Spacious accommodation
- Well presented

Located in the sought after coastal resort of Towyn being close by to local amenities and transport links. The A55 is just a short drive away for an easy commute and to explore the rest of what North Wales has to offer. The property is also close by to the promenade where you can enjoy a stroll along the seaside.

The property offers uPVC double glazing throughout along with gas central heating and provides spacious accommodation throughout. This beautifully presented property is ready for its new owners to move straight in.

HALLWAY

Accessed via uPVC double glazed door. Lighting, power points and stairs leading up. Door giving access into;

LOUNGE

13' 6" x 12' 2" (4.13m x 3.72m) Continuation of the wooden flooring. Lighting, radiator, power points, television point and telephone point. Door gives access into under stair storage. Feature gas fireplace. UPVC double glazed window overlooking the front.

DINING ROOM

8' 0" x 7' 10" (2.46m x 2.41m) Lighting, radiator and uPVC double glazed sliding patio doors giving access onto the rear garden.

KITCHEN

8' 6" x 8' 1" (2.61m x 2.47m) Having a range of wall and base units with worktop surfaces over. Integrated oven with gas hob over. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine and dish washer and space for fridge/freezer. Power points, lighting and part tiled walls. The boiler is also housed in here. UPVC double glazed window overlooking the rear.

BEDROOM ONE

10' 10" x 10' 0" (3.31m x 3.06m) Having lighting, radiator and power points. UPVC double glazed window overlooking the front.

BEDROOM TWO

10' 10" x 8' 1" (3.32m x 2.48m) With lighting, power points and radiator. Fitted wardrobes with mirrored sliding doors. UPVC double glazed window overlooking the rear.

BEDROOM THREE

7' 11" x 6' 9" (2.43m x 2.06m) Lighting, power points and radiator. UPVC double glazed window overlooking the front.

BATHROOM

7' 10" x 6' 5" (2.41m x 1.98m) Comprising of a low flush wc, pedestal wash hand basin with swan neck tap over, panelled bath and walk into shower with glass sliding doors. Wall mounted ladder style radiator, lighting and fully tiled walls. Frosted uPVC double glazed window.

OUTSIDE

To the front there is a paved pathway that leads down to the main entrance door and a lawned area.

The rear garden is all low maintenance, having a decking area and then down onto paved slabs and gravel. The garden is boarded by timber fencing and low concrete walling to the other side. There is also a timber gate giving access out of the rear garden. To the back of the property there is an allocated driveway for one vehicle.

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 the agent's office, at the second set of traffic lights, turn left onto Water Street. At the roundabout, take the 2nd exit onto Marine Road, follow the road into Towyn proceeding through the traffic lights, then turn right onto Llys Madoc and take the second right into Llys Arthur. The property will be seen on the right hand side.



Ground Floor Floor area 32.0 sq. m. (244 sq. ft.) approx.
 First Floor Floor area 32.0 sq. m. (244 sq. ft.) approx.
 Total floor area 64.0 sq. m. (688 sq. ft.) approx.
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	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	

COUNCIL TAX BAND
Tax band: B

TENURE
Freehold

LOCAL AUTHORITY
Conwy County Borough Council

DATE
05/05/2021

Contact Details

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CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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