

Floor Plan

Floor area 89.0 sq. m. (958 sq. ft.) approx

Total floor area 89.0 sq. m. (958 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 | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Conwy County Borough Council

DATE:

5th May 2021



OFFICE
45-47 Market Street
Abergele
Conwy
LL22 7AF

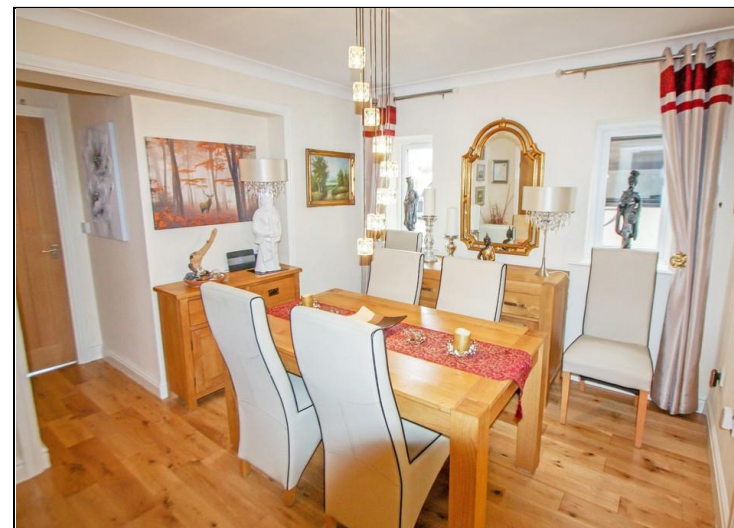
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2 Lon Y Wylan, Belgrano, Conwy, LL22 9YJ

£260,000

- Modern extended bungalow
- Spacious interior
- Three bedrooms
- En suite to master

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
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A modern detached bungalow on a level site, within this popular coastal estate. Occupying a convenient position, with regular bus services into the nearby towns of Abergele and Rhyl. The bungalow has been extended and now provides a spacious interior, including three bedrooms; the master bedroom having an en suite facility. The kitchen is particularly attractive and there is a separate dining room. Being very well presented, the property has uPVC double glazing throughout, oak doors and flooring plus gas central heating. The accommodation can be described as follows;

LOBBY

6' 6" x 3' 7" (2m x 1.11m) UPVC glazed side panels and door opens into lobby with coved ceiling, storage cupboard and radiator. Access into kitchen and lounge.

LOUNGE

17' 5" x 11' 10" (5.33m x 3.61m) A large lounge with bay window and side window. Gas fire (not connected) within marble effect surround. Coved ceiling, two radiators and power points. Door to;

INNER HALL

With coved ceiling, smoke alarm, airing cupboard housing Worcester boiler.

KITCHEN

21' 3" x 8' 2" (6.49m x 2.49m) An impressive and modern kitchen with a range of cream gloss wall and base cabinets with wood block work surfaces over. Glazed door to side of property. Coved ceiling with spotlights. Double oven and microwave within tower unit, five ring gas hob and extractor fan over and one and a half bowl ceramic sink and drainer with mixer tap over. Cabinet enclosing plumbing for an automatic washing machine, space for large fridge freezer, part tiled walls, radiator, power and USB points, oak flooring which continues into;

DINING ROOM

11' 2" x 9' 8" (3.41m x 2.95m) Continuation of oak flooring. With two side windows, coved ceiling, radiator, power points and two storage cupboards.

INNER HALL

With coved ceiling and spotlight.

MASTER BEDROOM

16' 6" x 10' 9" (5.03m x 3.30m) With coved ceiling and spotlights, French doors to the rear garden, large wardrobes with sliding doors giving ample storage, two radiators and power points. Door to;

ENSUITE

6' 0" x 3' 8" (1.85m x 1.13m) With a three piece suite comprising of walk in shower cubicle with screen and shower, low flush wc and wash hand basin, both fitted within storage cupboards. Obscure glazed window, ceiling spotlights, fully tiled walls, chrome ladder style towel rail, radiator and oak flooring.

BEDROOM TWO

8' 9" x 7' 8" (2.67m x 2.34m) With side window, coved ceiling, radiator, fitted cupboards and power points.

BEDROOM THREE

16' 6" x 6' 9" (5.03m x 2.06m) Currently used as an office and with French doors to the rear garden. Coved ceiling and spotlights, radiator and power points.

BATHROOM

7' 4" x 5' 5" (2.24m x 1.67m) With a white three piece suite comprising of 'slipper style' free standing bath and shower attachment, low flush wc and wash hand basin, both fitted within storage cupboards. Obscure glazed window, fully tiled walls, chrome ladder style towel rail, radiator, wall cabinet and extractor fan.

OUTSIDE

The property benefits from a lengthy driveway providing ample parking and leading to a single garage with an up and over door, power, light and side door. There are gardens to the front of the property, additional parking and access to the rear garden via a side timber gate, This area is fully decked and enclosed with timber panels, giving a high degree of privacy. Occasional borders are stocked with mature shrubs.

SERVICES

Mains gas, electric, water and drainage are connected or available at the property. Please note no appliances are tested by the selling agent.

DIRECTIONS

From our Abergele office turn right onto Market Street and continue straight ahead at the traffic lights. At the second set of traffic lights turn left onto Water Street, continue to the roundabout, then take the second exit into Pensarn. Continue along the coast road into Belgrano. Take the turning on the right for Rhos Fawr, then take the third turning on the left for Lon Y Wylan. The property can then be found on the left hand side.

