



16 Llys Charles | Towyn | Abergele | LL22 9NT

£145,000

Situated in the popular coastal resort of Towyn is this two bedroom semi detached bungalow. The property is ready to move into and benefits from having a private rear garden, garage and off road parking.

- Coastal Resort
- Garage
- Promenade Walks
- Enclosed Garden
- Ideal Location

Ready to move into is this well presented two bedroom semi detached bungalow. The property is situated in the local seaside town of Towyn and benefits from being close by to all local amenities, local bus routes and the A55. The promenade is a short distance away where you can enjoy walks along the seaside. The accommodation comprises of two bedrooms, lounge, kitchen and wet room. French doors open out onto the private rear garden. The gardens are mainly laid to artificial lawn for ease of maintenance and the property benefits from having off road parking and a single garage.

### PORCH

UPVC constructed porch, with uPVC front door giving access into:

### HALLWAY

Built in storage cupboard, radiator, lighting. Door into:

### KITCHEN

8' 9" x 9' 4" (2.67m x 2.87m) Having a range of wall and base units with worktop space over. One and a quarter single drainer sink with mixer tap over. Built in gas hob and electric cooker, space and plumbing for washing machine and space for fridge/freezer. Storage cupboard housing a Worcester boiler. Wooden effect flooring, part tiled walls, lighting and power points. UPVC double glazed window and uPVC double glazed door opens onto the side of the property.

### LOUNGE/DINER

17' 5" x 11' 6" (5.31m x 3.53m) Lovely bright Lounge/Diner with Electric Fire, lighting, power points and radiator. UPVC double glazed window overlooking the front elevation.

### BEDROOM 1

12' 4" x 9' 1" (3.76m x 2.77m) UPVC double glazed window overlooking the garden, lighting, radiator and power points.

### BEDROOM 2

UPVC double glazed French doors opening out onto the garden, with lighting, radiator and power points.

### WET ROOM

Comprising of pedestal wash hand basin, low level wc and ceiling fitted 'rain fall' shower with wall mounted fittings. Lighting, fully tiled walls, ladder towel rail and uPVC obscured window.

### GARAGE

17' 3" x 8' 9" (5.28m x 2.69m) Light, power and up and over door.

### OUTSIDE

To the front of the property is a paved driveway which is mainly laid to lawn. Timber gate leads to single garage and enclosed rear garden. The rear garden is enclosed by timber fencing and has a patio area and artificial grass, easy to maintain and perfect for morning coffee.

### 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 left hand side.

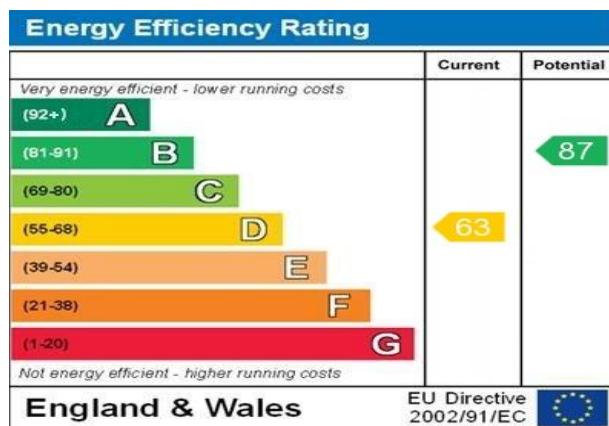


**Floor Plan**

Floor area 57.0 sq. m. (614 sq. ft.) approx

**Garage**

Floor area 14.0 sq. m. (151 sq. ft.) approx



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### COUNCIL TAX BAND

Tax band: C

### TENURE

Freehold

### LOCAL AUTHORITY

Conwy County Borough Council

### DATE

14/05/2021

### Contact Details

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

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