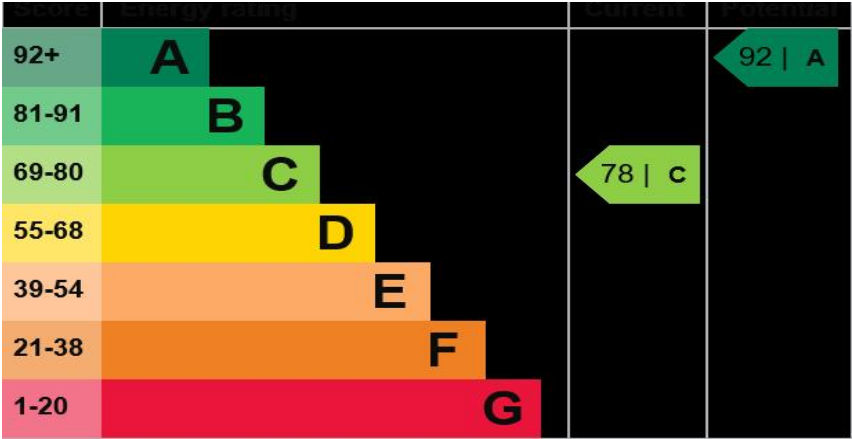


Floor Plan
Floor area 86.6 sq.m. (933 sq.ft.) approx

Total floor area 86.6 sq.m. (933 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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COUNCIL TAX BAND
Tax band C

TENURE
Freehold

LOCAL AUTHORITY
Conwy County Borough Council

DATE:
16th June 2021

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7 Yr Encil, Pensarn, Conwy, LL22 7RT £220,000

- Detached bungalow
- Three bedrooms
- Modern kitchen
- Conservatory

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



A detached bungalow located in a quiet cul de sac within this popular coastal estate. Pensarn is close to the busy town of Abergele and has easy access to the A55 Expressway. There are regular bus services and a pleasant promenade and beach within walking distance. This bungalow offers well presented accommodation which includes a modern kitchen, a conservatory and three bedrooms. There is gas central heating, uPVC double glazing, solar panels and plastic soffits, fascias and guttering. The property sits in tidy level gardens and has a block paved driveway providing ample parking plus an outbuilding with power. Available with no forward chain.

LOBBY

4' 9" x 3' 11" (1.47m x 1.21m) UPVC side panel and entrance door to lobby. Open access to;

HALL

13' 11" x 4' 11" (4.26m x 1.52m) With coved ceiling, smoke alarm, power points, radiator and storage cupboard housing the electrics.

LOUNGE

13' 10" x 11' 5" (4.24m x 3.50m) With coved ceiling, smoke alarm, power points, radiator and gas fire within ornate surround. Sliding patio doors to;

CONSERVATORY

9' 11" x 7' 9" (3.04m x 2.38m) Of uPVC construction with a Polycarbonate roof. Power points, tiled floor and door to rear garden.

KITCHEN

11' 10" x 11' 4" (3.63m x 3.46m) Fully fitted with a modern range of wall and base cabinets with worktop surfaces over. Oven within tower unit, ceramic hob with extractor fan over, stainless steel sink and drainer with mixer tap. Integrated appliances include a fridge freezer and a washing machine. Space for table and chairs, fully tiled walls, radiator, power points, gas boiler within wall cabinet, window and door to the side of the property.

BEDROOM ONE

11' 1" x 9' 9" (3.39m x 2.98m) Situated to the front with window overlooking the garden. Radiator, coved ceiling, power points and fitted wardrobes with sliding doors.

BEDROOM TWO

10' 4" x 9' 4" (3.17m x 2.85m) Situated to the rear with window overlooking the garden. Radiator, coved ceiling and power points.

BEDROOM THREE

8' 11" x 7' 5" (2.74m x 2.27m) With window to the side, radiator and power points.

SHOWER ROOM

7' 2" x 6' 1" (2.20m x 1.86m) Fitted with a white three piece suite comprising of low flush wc, pedestal wash hand basin and shower cubicle with electric shower. Obscure glazed window, fully tiled walls and loft hatch.

OUTSIDE

A lawn with a border lies to the front and a block paved driveway leads to the side. A wrought iron gate opens to the rear garden which has paved pathways, well stocked borders and level lawns, all fully enclosed by timber fencing. There is an outbuilding with window, door and power.

DIRECTIONS

From the agent's office, at the second set of traffic lights, turn left down Water Street and follow the road into Pensarn. Bear right at the roundabout and proceed along the coast road. take the turning into Lon Y Cyll on the right and then left into Yr Encil. Number 7 will be seen on the right hand side by way of a for sale board.

SERVICES

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

