



42 Lon Y Gors | Pensarn | LL22 7RU

A partly refurbished two bedroom semi detached bungalow offering low maintenance gardens, a loft room providing extra storage space and off road parking. All located in the sought after coastal resort of Pensarn being near to the beach and close to public transport links.

£135,000

- Off road parking
- Coastal location
- Low maintenance gardens
- Spacious loft room
- Easy access to A55

Conveniently located near to the seaside where you can enjoy walks along the promenade. The town of Abergele is also just minutes away where there are an array of shops including a butchers and a Tesco supermarket. There are public transport links available including bus and train, and the A55 is also easily accessed for an easy commute.

The property has been partly refurbished and will need completing which will give the new owner the opportunity to put their own stamp on it. Having a recently installed heating system, shower room and uPVC double glazing throughout. The property also provides a loft room which offers ample storage space. There is off road parking and low maintenance gardens to the front and rear.

KITCHEN

13' 1" x 7' 1" (4.00m x 2.18m) Having a range of wall and base units with worktop surfaces over. Integrated electric oven and gas hob with extractor fan over. Stainless steel sink and drainer with mixer tap over. Space for under counter fridge and freezer, and space and plumbing for washing machine. Double aspect uPVC double glazed windows and Upvc double glazed door. Power points, lighting, radiator and part tiled walls.

LOUNGE

13' 4" x 13' 1" (4.08m x 4.00m) Having lighting, power points, telephone point and television point. Feature fireplace within marble hearth and electric fire within. Radiator and uPVC double glazed window overlooking the front.

BEDROOM ONE

11' 7" x 10' 2" (3.55m x 3.10m) With lighting, power points and uPVC double glazed window overlooking the rear garden.

BEDROOM TWO

10' 5" x 6' 7" (3.20m x 2.02m) With inset spot lights, power points, radiator and uPVC double glazed window.

SHOWER ROOM

7' 4" x 4' 5" (2.24m x 1.36m) Modern shower room with low flush wc, walk into shower with glass sliding door and shower within. Pedestal wash hand basin within vanity unit. Part PVC wall cladding with black marble finish, lighting and wall mounted ladder style radiator. Frosted uPVC double glazed window.

INNER HALLWAY

Having lighting and radiator. Staircase leads to;

LOFT ROOM

With lighting, power points, two radiators and two Velux windows.

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

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OUTSIDE

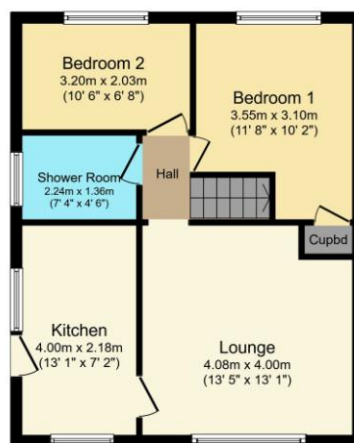
To the front of the property there is a paved driveway with a section of slate chippings which is enclosed by low concrete walling. The paved driveway continues down to the timber outhouse. The rear garden has a lawned area and is enclosed by timber fencing.

SERVICES

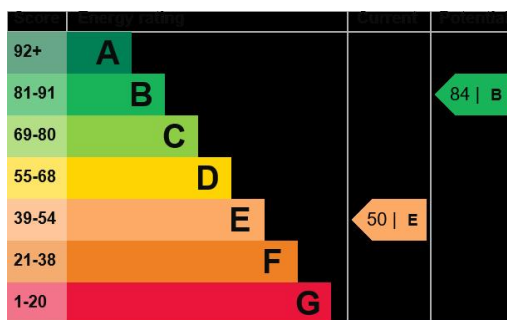
Mains electric, gas, water and drainage are all believed to be connected or available at the property. Please note appliances are not tested by the selling agent.

DIRECTIONS

From the agent's office, turn left at the second set of traffic lights and follow the road, entering Pensarn at the roundabout by bearing right. Continue along and turn right into Lon Y Cyll. Take the next turning on the right into Lon Y Gors and the property will be seen on the right hand side.



Total floor area 49.0 sq. m. (527 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

21/07/2021

Contact Details

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

www.peterlarge.com

01745 825511

abergele@peterlarge.com