

**Floor Plan**

Floor area 99.5 sq.m. (1,071 sq.ft.) approx

Total floor area 99.5 sq.m. (1,071 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:**

23rd July 2021  
Rev: 13.08.21, Rev: 09.11.21,  
Rev 29.11.21

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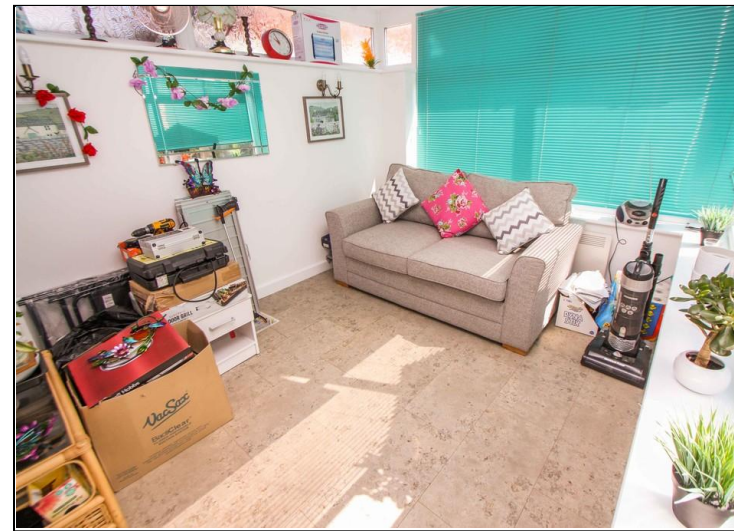


1 Maes Rhosyn, Towyn, Conwy, LL22 9LJ

£210,000

- Detached bungalow
- Well maintained
- Two bedrooms
- 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 charming and pretty detached bungalow, situated on a corner plot, on the outskirts of Towyn. This coastal resort has regular bus services, a pleasant promenade, local shops and a primary school. The nearby towns of Rhyl and Abergele offer a wider range of services and there is easy access to the A55 Expressway which offers a quick commute along the North Wales coast. This attractive property has a lounge, fitted kitchen, wet room, two double bedrooms, conservatory and single garage. The corner gardens are well stocked and, to the rear, there is an enclosed patio area which is a real 'sun trap' and has a greenhouse. There is gas central heating, uPVC double glazing and plastic guttering throughout the property, plus a security camera system and burglar alarm.

effect' gas fire within marble effect surround.

#### **KITCHEN/DINER**

13' 5" x 9' 1" (4.11m x 2.79m) Fitted with a range of timber wall and base cabinets with worktop surfaces over. Space for fridge freezer and washing machine, electric oven within tower unit, electric four ring hob and extractor fan over. Single bowl stainless steel sink and drainer with mixer tap, plate rack, coved ceiling, part tiled walls, radiator, power points and space for table and chairs. Window and part glazed door to;

#### **COVERED WALKWAY/PORCH**

With uPVC panelling. Providing outdoor access to;

#### **CONSERVATORY**

12' 2" x 9' 1" (3.72m x 2.77m) A lovely addition and of uPVC construction with a proper ceiling, two glazed doors, wall mounted electric heater and power points.

#### **BEDROOM ONE**

14' 4" x 10' 2" (4.39m x 3.11m) With windows to the front and side, coved ceiling, radiator, electric heater and power points.

#### **PORCH**

With windows to the side, uPVC part glazed entrance door, coved ceiling, smoke alarm, storage cupboard and timber part glazed door to;

#### **HALLWAY**

An 'L' shaped hallway with coved ceiling, loft hatch, smoke alarm, radiator in ornate cover, laminate flooring and power point.

#### **LOUNGE**

16' 7" x 10' 10" (5.06m x 3.32m) With window to the front, coved ceiling, radiator, power points and 'coal

#### **BEDROOM TWO**

14' 0" x 10' 2" (4.29m x 3.11m) With window to the side, coved ceiling, radiator, power points and storage cupboard housing the Ideal combination gas boiler.

#### **SHOWER ROOM**

9' 11" x 5' 0" (3.04m x 1.54m) With a white three piece suite comprising of low flush wc, pedestal wash hand basin and 'walk in' shower cubicle with curtain and Triton electric shower. Fully tiled walls, coved ceiling, obscure glazed window, chrome 'ladder style' radiator and non slip flooring.

#### **OUTSIDE**

Corner gardens, mainly laid to lawn with paved pathways, gravelled borders and mature shrubs, lie to the front and side. There is driveway parking leading to the single garage. To the far side, is a storage shed. An arch timber gate opens to the enclosed patio area with storage shelter, gravelled borders, greenhouse and rear access to the single garage. This is a secluded 'sun trap,' very private and well maintained.

#### **SERVICES**

Mains gas, electric, water and drainage are believed connected or available at the property. We understand that the solar panels have now been decommissioned but used to heat the hot water. Please note no appliances are tested by the selling agent.

#### **DIRECTIONS**

From the Abergele office, turn right onto Market Street and, at the second set of traffic lights turn left onto Water Street. Continue to the roundabout, turn right in the direction of Rhyl and, on entering Towyn, turn right onto Towyn Way West. Take the right fork in the road and continue along. The property will be found on the corner of Maes Rhosyn.

