



8 Lon Kimmel | Pensarn | LL22 7SG

£130,000

A semi detached bungalow in this coastal area, close to the beach, local bus services and shops. In need of updating, this property is on a level plot with pleasant lawn gardens to the front and rear. Offering two double bedrooms, large lounge, kitchen, bathroom and detached garage.

- Semi detached bungalow
- Two bedrooms
- Detached garage
- Good size gardens
- Ideal investment

With uPVC double glazed windows and gas central heating. Accommodation can be described as follows;

LOBBY

Timber door opens to lobby with rustic brick walls and tiled floor. Obscure glazed door to;

HALLWAY

With loft hatch, smoke alarm, radiator, power point and airing cupboard.

LOUNGE

17' 10" x 12' 0" (5.44m x 3.68m) With window to the front, coved ceiling, radiator, power points and gas fire within timber surround.

KITCHEN

11' 2" x 8' 9" (3.42m x 2.68m) Fitted with a range of wall and base cabinets with worktop surfaces over. Space for washing machine, fridge and cooker. Part wood panel wall, one and a half bowl stainless steel sink and drainer with mixer tap, small fitted cupboard, power points, window and door to rear.

BEDROOM ONE

12' 1" x 10' 4" (3.69m x 3.16m) Of large dimensions and with fitted wardrobes with mirrored sliding doors. Radiator, coved ceiling, power points and window overlooking the rear garden.

BEDROOM TWO

10' 5" x 9' 11" (3.19m x 3.03m) Two radiators, coved ceiling, power points and window overlooking the front garden.

BATHROOM

6' 3" x 5' 5" (1.93m x 1.66m) Fitted with a white three piece suite comprising of low flush wc, pedestal wash hand basin and panel bath with Mira electric shower. Part tiled walls, obscure glazed window and radiator.

OUTSIDE

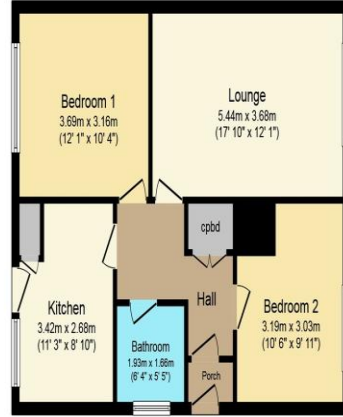
Within a good size level plot with lawn gardens to the front and rear plus a long driveway providing ample parking and leading to a detached single garage with power and up and over door. Ramp to rear entrance.

SERVICES

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

DIRECTIONS

From the agent's office, proceed through both sets of traffic lights turning left at the second into Water Street. Follow the road into Pensarn and, just past the row of shops, turn right into Berllan. Lon Kinmel will be found at the end, bear left and number 8 will be seen on the right.



Floor Plan

Floor area 61.7 sq.m. (664 sq.ft.) approx

Total floor area 61.7 sq.m. (664 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		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G	1	1	(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

COUNCIL TAX BAND
Tax band: C

TENURE
Freehold

LOCAL AUTHORITY
Conwy County Borough Council

DATE
15/09/2021

Contact Details

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