



**12 Lllys Arthur, Towyn, Conwy, LL22 9PH**

**£86,950**

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**EPC - C71    Council Tax Band - A    Tenure - Leasehold**

# Llys Arthur, Towyn

## 1 Bedrooms - Flat

This ground floor apartment is to be sold with no onward chain and is ready to move in. The accommodation affords the entrance porch, spacious lounge with feature ceiling, inner hallway, kitchen with another feature ceiling, modern shower room plus double rear bedroom. Having double glazing, gas central heating, front off road parking and rear garden area. EPC is C71. Leasehold. Council tax A.



### Accommodation

UPVC front door giving access to the entrance porch.

### Entrance Porch

Door leading into the lounge .

### Lounge

17'11" x 11'3" (5.46 x 3.43)

Having laminate flooring, fire surround, feature ceiling with inset spotlights, radiator and double glazed front window. Door to the inner hall.

### Inner hall

### Kitchen

12'2" x 6'4" (3.71 x 1.93 (3.70 x 1.92))

Fitted with wall, base and drawer units, worktop surfaces, single drainer sink , built in oven, gas hob with extractor fan over, plumbing for a washing machine, space for fridge freezer, radiator, laminate flooring, modern drop-ceiling with lighting, double glazed window and rear door. Walk-in storage pantry.

### Bedroom

9'11" x 9'8" (3.02 x 2.95 (3.03 x 2.94))

Double bedroom situated at the rear of the property, double glazed rear window, built in storage and wardrobes.

### Shower Room

8'2" x 4'3" (2.49 x 1.30)

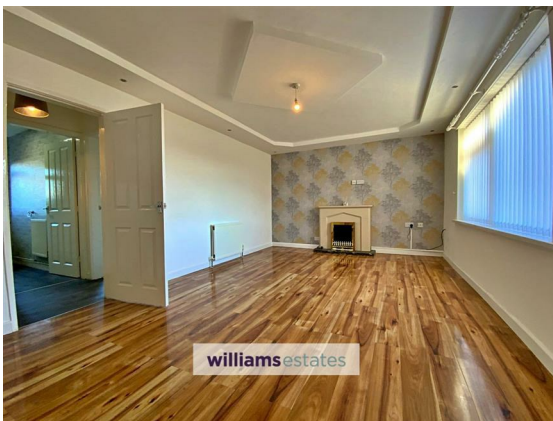
Comprising of a double shower, modern vanity wash hand basin, toilet, radiator, paneling and laminated flooring.

### Outside

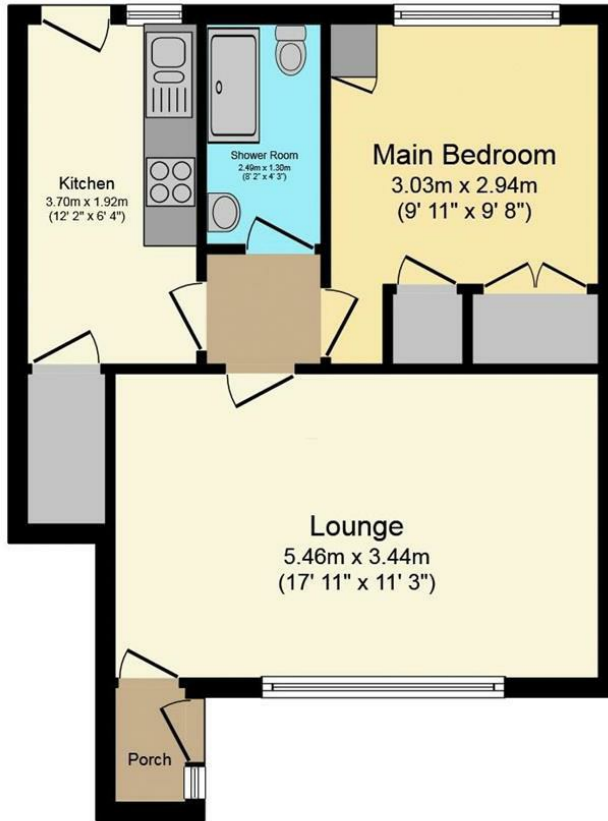
Front garden providing off road parking. Enclosed rear garden.

### Directions

Leave Rhyl heading towards Towyn over the Blue Bridge, continue through Kinmel Bay and enter Towyn, as you approach the traffic lights Llys Madoc is on the left, then right onto Llys Arthur, this flat can be located at the rear of the cul-de-sac.







**Floor Plan**

Total floor area 47.0 m<sup>2</sup> (506 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.