



**55 Marine Road, Pensarn, Conwy, LL22  
7PS**

**£169,950**

 2  1  1  D

**EPC - D59**

**Council Tax Band - D**

**Tenure - Freehold**

# Marine Road, Pensarn

## 2 Bedrooms - Bungalow - Detached

A two bedroom detached bungalow close to local amenities and a short walk from the sea front. The property briefly comprises from lounge, kitchen, utility porch, two bedrooms, bathroom and separate w.c. Also benefiting from gas fired central heating and double glazing. Outside offers gardens to the front and rear. Council Tax Band D. Freehold. EPC rating 59D.



### Accommodation

Via a double glazed front door into the porch.

### Entrance Porch

With tiled flooring and timber door into the hall.

### Hall

With radiator, loft access hatch and double glazed window to the side.

### WC

5'9" x 2'7" (1.75 x 0.79)

With toilet and double glazed window to the side.

### Bathroom

5'9" x 5'7" (1.75 x 1.70 (1.76 x 1.71))

Comprising of a pedestal wash hand basin, panelled bath with shower over, heated towel rail, panelled walls, tiled flooring, extractor fan and double glazed window to the side.



### Kitchen

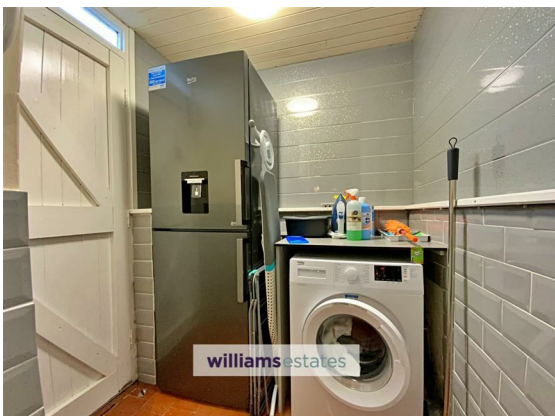
9'7" x 10'10" (2.92 x 3.30)

Fitted with a range of wall, drawer and base units, complementary worktop surfaces and breakfast bar, void for free standing electric cooker, chimney extractor fan, single drainer sink with mixer tap, tiled splash backs, tiled flooring, radiator, double glazed window to the side and door to the utility porch.

### Utility Porch

4'11" x 5'10" (1.50 x 1.78 (1.51 x 1.79))

With plumbing for washing machine, space for fridge freezer and timber door to the rear garden.



### Lounge

10'4" x 15'11" (3.15 x 4.85)

Having parquet flooring, radiator, TV point, double glazed window to the side and double glazed bay window to the front.

### Bedroom 1

13'5" x 10'10" (4.09 x 3.30)

With radiator and double glazed window to the rear.

## Bedroom 2

9'10" x 9'11" (3.00 x 3.02 (2.99 x 3.03))

With radiator and double glazed window to the rear.

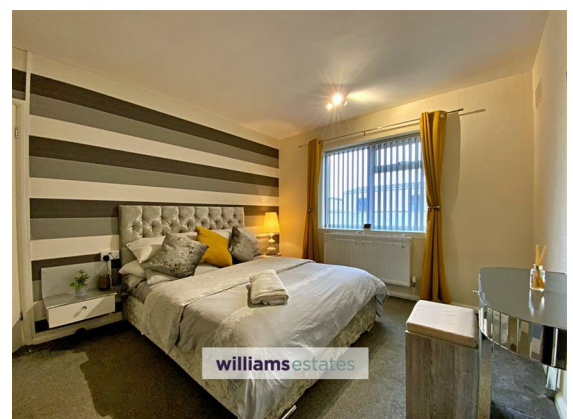
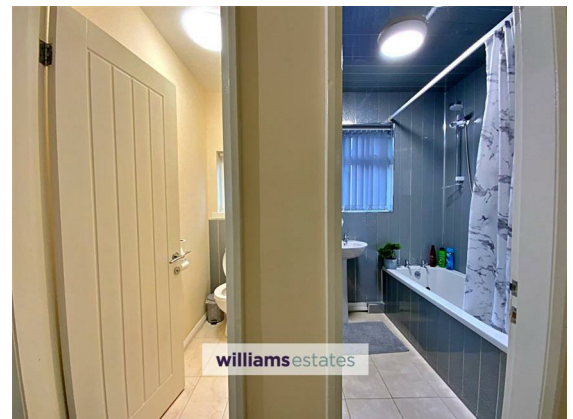
## Outside

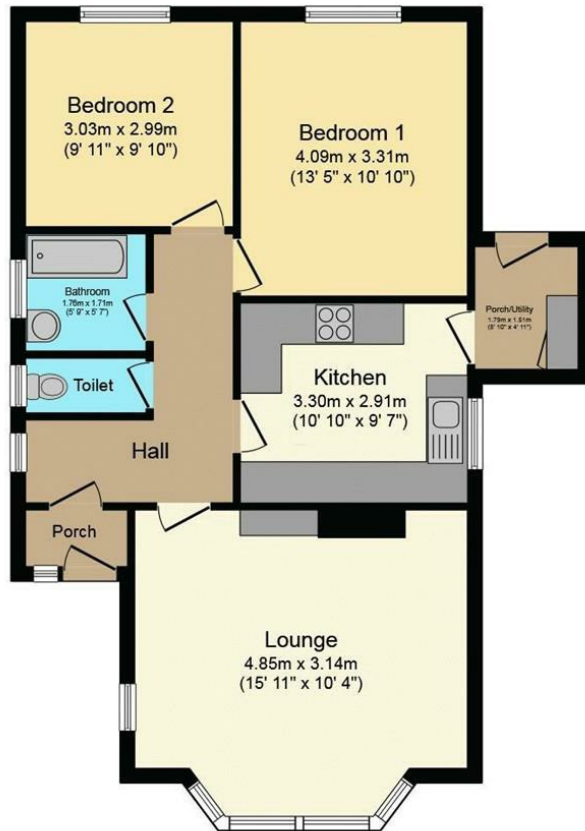
A paved pathway leads to the front door, while the main garden is laid to lawn.

The rear garden is low maintenance and enclosed.

## Directions

Proceed toward Kinmel Bay, going over the Foryd bridge and continue straight along the Coast Road heading toward Towyn, then Pensarn. The property can be found by way of a for sale board on the right hand side.





**Floor Plan**

Total floor area 70.1 m<sup>2</sup> (755 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>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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.