

# williams estates



**34 Lon Eirin, Towyn, Conwy, LL22 9LQ**

**£185,000**

 2  1  1  C

**EPC - C71    Council Tax Band - C    Tenure - Freehold**

# Lon Eirin, Towyn

## 2 Bedrooms - Bungalow - Semi Detached

A beautifully presented two bedroom semi detached bungalow situated located in a popular seaside location. The property briefly affords the lounge, kitchen, sun room, two bedrooms and shower room. Outside offers driveway parking, garage and gardens. Also benefiting gas fired central heating and double glazing. Council Tax Band C. Freehold. EPC rating 71C.



### Accommodation

Via a double glazed front door into the hallway.

### Hallway

With radiator.

### Lounge

19'7" x 9'11" (60.10 x 3.02)

With radiators, feature fireplace with living flame effect gas fire, wall lighting, TV connection and double glazed window to the front.

### Kitchen

9'4" x 9'4" (2.84 x 2.84)

Fitted with a range of wall, drawer and base units, worktop surfaces, bowl and a half single drainer sink with mixer tap, built in oven with four ring gas hob and extractor hood over, wall mounted central heating boiler, vinyl flooring, radiator and double glazed window to the rear. Timber door into the sun room.

### Sun Room

9'11" x 11'9" (3.02 x 3.58 (3.01 x 3.59))

having insulated roof with spotlights, double glazed windows to the front and side and glazed door to the garden.

### Bedroom 1

13'0" x 10'0" (3.96 x 3.05)

With built in bedroom furniture, radiator and double glazed window to the conservatory.

### Bedroom 2

9'5" x 11'9" (2.87 x 3.58)

With built in wardrobes, storage cupboard, radiator and double glazed window to the front.

### Shower Room

5'5" x 5'6" (1.65 x 1.68)

Comprising of a vanity wash hand basin, toilet, corner shower cubicle with wall tiling, radiator and double glazed window to the side.

### Garage

With up and over door, power and light.





## Outside

The front offers lawned garden with gravelled borders and driveway parking. Side access to the rear.

The rear garden is enclosed and low maintenance.

## Directions

Head out of Rhyl over the Blue Bridge into Kinmel Bay make your way through kinmel bay into Towyn, at the traffic lights turn left onto Gors Road, proceed down bearing right and turn left onto Ffordd Y Berllan, Lon Eirin can be seen on the right.





**Garage**

**Floor Plan**

Total floor area 82.9 m<sup>2</sup> (893 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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(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	

Call us on  
01745 369444

[Rhyl@williamsestates.com](mailto:Rhyl@williamsestates.com)

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.