

# williams estates



**19 Summer Court, Towyn, Conwy, LL22  
9LH**

**£275,000**

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**EPC - C78 Council Tax Band - C Tenure - Freehold**

# Summer Court, Towyn

## 2 Bedrooms - Bungalow - Detached

This executive, well presented detached bungalow is located within a quiet cul-de-sac and the accommodation briefly affords the impressive hallway, lounge, spacious open plan kitchen diner with access to a conservatory, modern bathroom, two double bedrooms plus en-suite off the master bedroom. Having double glazing, gas central heating, oak flooring & doors, block paved driveway, detached garage with electric door and a South facing rear enclosed garden. EPC is 78C. Freehold. Council tax C.



### Accommodation

Composite front door giving access into the impressive hallway

### Entrance Hallway

This spacious hall has oak flooring, radiator, inset spot lighting, two built in storage cupboards and oak internal doors off:

### Lounge

14'10" x 14'7"

Having oak flooring, radiator, modern fire surround with electric fire, T.v connection and double glazed front window.

### Open plan Kitchen Diner

19'0" x 13'5"

Fitted with a wide range of modern wall, base and drawer units, under unit lighting, integral fridge freezer & dishwasher, concealed boiler, NEFF built in oven with eye level microwave, worktop surfaces, electric hob with extractor fan over, bowl and a half single drainer sink with swan neck mixer tap plus additional hot water tap, tiled splash-backs, double glazed rear window, double glazed single door that leads into the conservatory, oak flooring, loft hatch with pull down ladder to the boarded loft, radiator and double glazed French door that provides entrance into the rear conservatory.



### Conservatory

12'4" x 10'8"

Fully double glazed with fitted blinds, radiator, oak flooring and double glazed door giving access to the block paved patio and rear garden.



### Bedroom 1

14'4" x 10'9"

With oak flooring, radiator, double glazed rear window and door to the en-suite.

## En-Suite

7'6" max x 5'4"

Comprising of a modern built in vanity wash hand basin & toilet, shower enclosure, wall tiles, extractor fan, heated towel rail, oak flooring and double glazed window to the side.

## Bedroom 2

10'8" x 10'1"

Having oak flooring, radiator, good range of bedroom furniture and wardrobes plus double glazed front window.

## Bathroom

8'0" x 5'11"

Comprising of a modern built in vanity wash hand basin and toilet, matching wall units, mirror with lighting, bath with mixer shower attachment, fully tiled walls and flooring, modern chrome designer towel radiator, inset spot lighting, extractor fan, spot light fitting and double glazed window.

## Outside

The front offers ample parking on the block paved driveway for a number of vehicles, secure double-gates open to allow access down the side of the bungalow leading up to the detached garage.

The main front garden has artificial grass, two steps to the front door as well as having a ramp.

To the rear there is a good size block paved patio that is South facing, being perfect for Alfresco dining, outside light, hidden timber storage shed, artificial grass and raised rear bed with slate chippings for low maintenance.

## Detached Garage

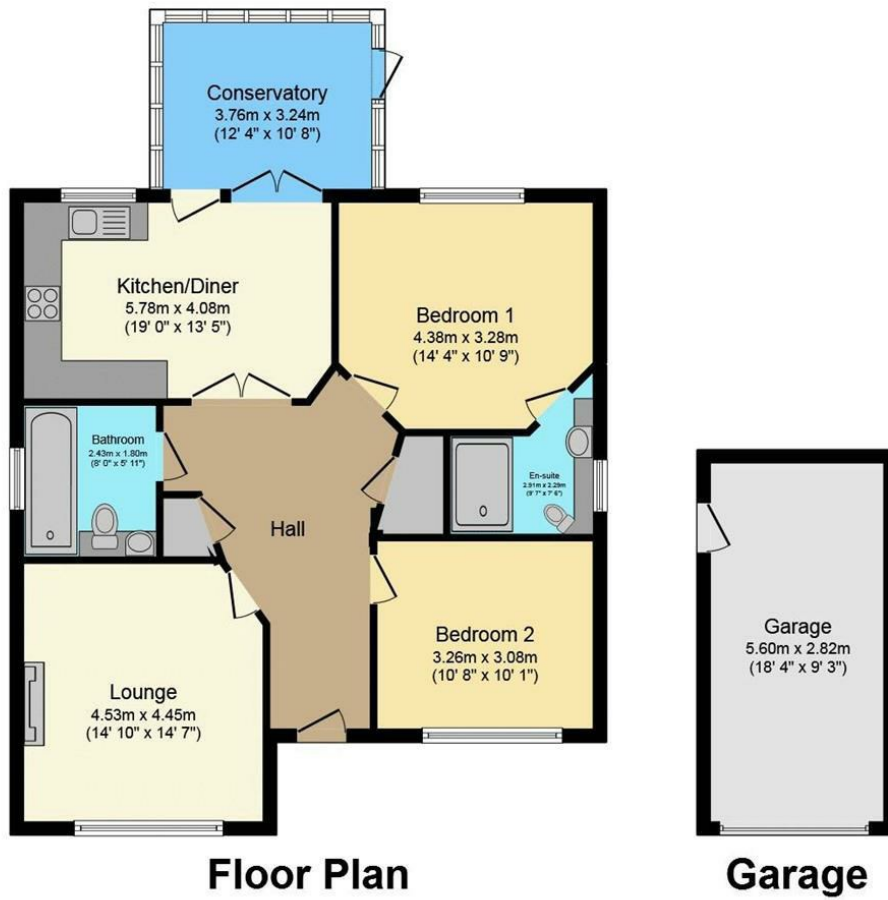
18'4" x 9'3"

Having electric roller door, mains power & lighting, plumbing for a washing machine, space for a freezer & tumble dryer. Double glazed side door.

## Directions

Proceed onto Wellington Road and head towards Kinmel Bay. Go over the Foyd Bridge and continue over the traffic lights and over the next bridge into Towyn. At the crossroads turn left onto Gors Road and just before the sharp bend, take a right turn onto Kinmel Way, left turn again at the corner and Summer Court can be located on your right. Follow the road into the end of this cul-de-sac where you can locate this bungalow on your left.





Total floor area 104.9 m<sup>2</sup> (1,130 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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