



**73 Llys Charles, Towyn, Conwy, LL22
9NP**

Offers Over £165,000

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EPC - C72 Council Tax Band - C Tenure - Freehold

Llys Charles, Towyn

2 Bedrooms - Bungalow

This semi detached bungalow briefly affords the entrance hallway, kitchen, spacious lounge, inner hall, bathroom, two bedrooms plus conservatory off bedroom number two. Having double glazing, gas central heating, driveway, garage and enclosed rear garden. EPC is C 72 Freehold. Council tax band C.



Accommodation

Via a double glazed front door into the hallway.

Hallway

With tiled flooring, store cupboard and radiator.

Kitchen

7'10" x 9'6" (2.39 x 2.92)

Fitted with wall, drawer and base units, worktop surfaces, built in double oven with electric hob and extractor hood, tiled splash backs, single drainer sink with mixer tap, plumbing for washing machine, space for fridge freezer, cupboard housing the boiler and double glazed window and door to the side.

Lounge

11'9" x 17'6" (3.59 x 5.34)

With coved ceiling, tv connection, radiator, fire surround with living flame effect gas fire and double glazed window to the front. Door to inner hall

Inner hall

Having loft access hatch with pull down ladder, built in storage cupboard.

Bedroom 1

10'10" x 12'4" (3.32 x 3.76)

With radiator and double glazed window to the rear.

Bedroom 2

8'11" x 9'1" (2.72 x 2.77)

With radiator and double glazed window to the side. Double glazed door into the conservatory.

Conservatory

14'0" x 11'1" (4.29 x 3.39)

Being fully double glazed, with radiator, tiled flooring and double glazed french doors to the rear garden.

Bathroom

6'3" x 5'4" (1.93 x 1.65)

Comprising of an 'L' shaped panelled bath with mixer shower attachment, push button toilet, pedestal wash hand basin, heated towel rail, vinyl flooring, fully tiled walls and double glazed window to the side.



Garage

19'1" x 8'10" (5.83 x 2.71)

With up and over door, side window and personnel door.

Outside

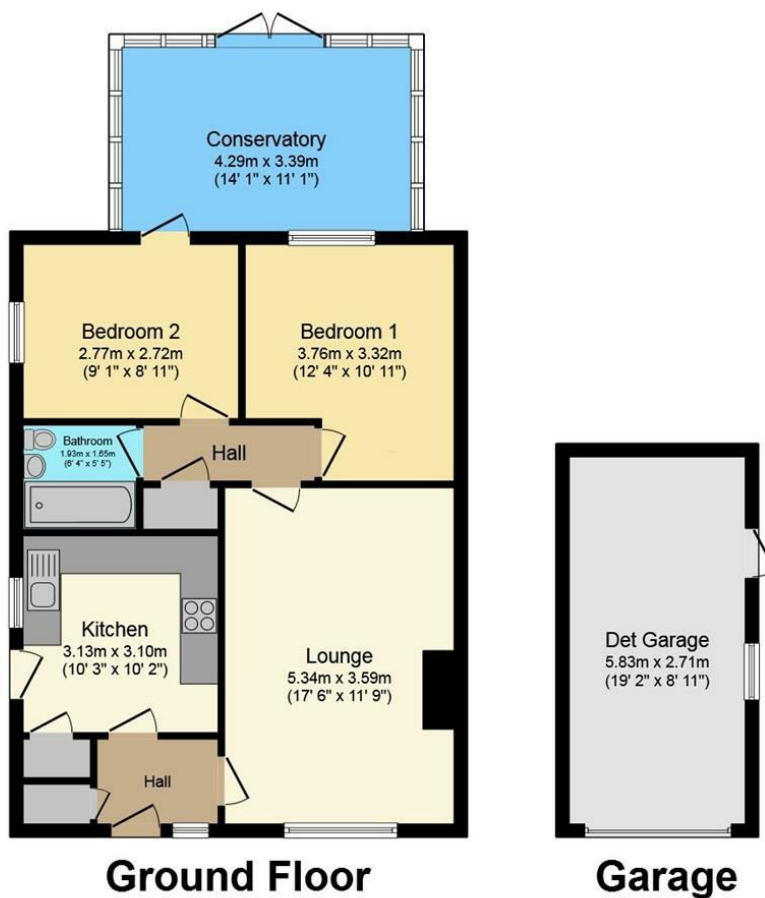
The front garden is laid with artificial grass, for ease of maintenance with driveway to the side, in turn, leading to the garage.

The rear garden has paved patio and flower beds.

Directions

Leave Rhyl heading towards Towyn over the Blue Bridge, continue through Kinmel Bay and enter Towyn. At the traffic lights, turn left onto Gors Road, second left onto Llys Madoc, then right onto Llys Charles.





Total floor area 93.6 m² (1,008 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) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.