



**24 Plastirion Park Plastirion, Towyn,
LL22 9YT**

£95,000



EPC - 0 Council Tax Band - B Tenure - Leasehold

Plastirion, Towyn

2 Bedrooms - Flat

This ground floor apartment enjoys a private outlook to the rear with distant views over the countryside fields. The accommodation affords the entrance hallway, rear lounge with view over the lawned garden, modern kitchen, shower room and two bedrooms. Having communal gardens, night storage heating, double glazing and garage facility. EPC is TBC. Leasehold. Council tax band B.



Accommodation

Double glazed front door giving access into the hallway

Entrance Hallway

Having a night storage heater and door off:

Lounge

14'1" x 12'4" (4.31 x 3.76)

Having wall lights, T.v connection, night storage heater, modern fire surround with electric fire, double glazed door and double glazed adjacent picture window which has a private outlook over the lawn and distant countryside.

Kitchen

11'3" x 7'10" (3.43 x 2.40)

Fitted with wall, base and drawer units, gloss worktop surfaces, void for a slot in cooker, plumbing for a washing machine, space for under counter fridge & freezer, single drainer sink tiled splash-backs and double glazed rear window.

Shower Room

Comprising of a pedestal wash hand basin, push button toilet, corner fitted shower enclosure, fully tiled walls, extractor fan, heated towel rail, vinyl flooring and double glazed side window.

Bedroom 1

11'6" x 9'11" (3.51 x 3.04)

This room has a double glazed window looking towards the front.

Bedroom 2

8'11" x 7'8" (2.72 x 2.34)

Having a double glazed window which overlooks the front.

Outside

Communal lawned gardens with a private rear outlook over a variety of plants, trees and distant countryside fields.

Garage

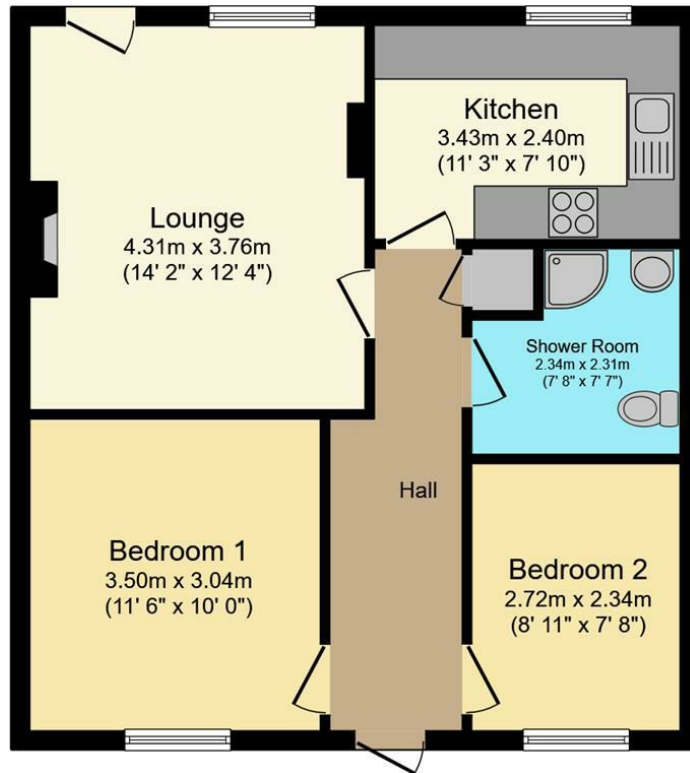
Located in the middle.

Directions



Proceed onto Wellington Road and head towards Kinmel Bay, continue over the Blue Foyd Bridge and proceed through Kinmel Bay in the direction of Towyn. In Towyn go over the crossroads and turn left onto Towyn Way West. Half way down this Road turn right onto Plastirion and follow the Road to the left of the cul-de-sac. Plastirion Park apartments can be seen at the end.





Floor Plan

Floor area 57.7 m² (621 sq.ft.)

TOTAL: 57.7 m² (621 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

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

Call us on
01745 369444

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.