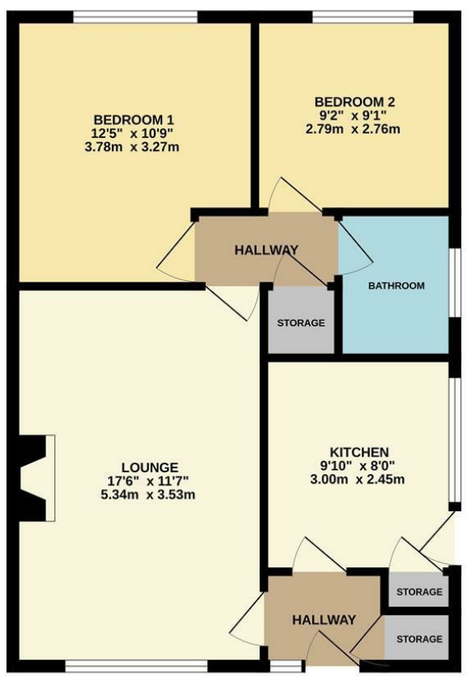
GROUND FLOOR
603 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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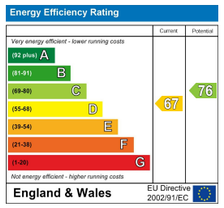

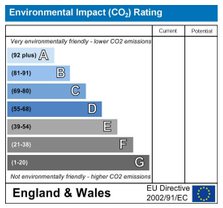

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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P J B
Prys Jones & Booth

28 Llys Charles, Towyn, LL22 9NT
£155,000

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28 Llys Charles, Towyn, LL22 9NT
£155,000

Tenure
Freehold

Council Tax Band
Band - C Average from 01-04-2026 £2,198.07

Property Description
The property is approached via a hard-standing driveway providing parking for multiple vehicles. The low-maintenance front garden is laid with slate chippings, with a central area of artificial turf creating a neat and easily maintained frontage. A timber gate provides access to the side of the property, where the driveway continues towards the rear.

A uPVC entrance door, accompanied by a double-glazed side panel, opens into the entrance hallway. A useful storage cupboard provides somewhere convenient for coats, shoes and everyday household items, whilst the electrical consumer unit is also located within the hallway.

The lounge is an expansive reception space with plenty of room for a range of furniture arrangements. A central chimney breast creates an attractive focal point, housing a gas fire with an ornate timber surround and real stone hearth. Dado rails add a touch of traditional character, whilst the carpeted flooring and large window combine to create a comfortable and naturally bright living environment.

Off the lounge is a small secondary hallway, providing access to the loft via a convenient drop-down hatch. The loft has not been inspected by the selling agent. There is also a large storage cupboard, providing useful additional space for towels, linen and household belongings.

The kitchen is accessed directly from the entrance hall and is fitted with a range of wall and base units, complemented by a tiled splashback. The appliances are all freestanding, with provision for an under-counter fridge and tumble dryer, plumbing for a washing appliance and a gas point for a cooker. The central heating boiler is also located within the kitchen, alongside a useful storage cupboard. A side door provides convenient access onto the driveway.

The first bedroom is a well-proportioned double room featuring traditional dado rails and ample space for freestanding wardrobes and additional bedroom furniture. A pleasant outlook towards the rear garden adds to the appeal of the room.

The second bedroom is also a versatile space, with wood-effect laminate flooring and picture rails adding a touch of character. Large enough to accommodate a double bed, the room could equally lend itself to use as a home office or study, with a pleasant outlook over the rear garden.

The bathroom is arranged in a practical wet-room style, with a sealed floor and full floor-to-ceiling tiling. It is fitted with a modern WC and wash hand basin, together with an open shower area screened by glass and incorporating an electric shower. A timber-clad ceiling adds a warmer touch to the otherwise contemporary finish.

The rear garden has been designed with ease of maintenance in mind, being predominantly laid with artificial turf and complemented by a shallow patio area. Enclosed by timber fencing, the garden provides a private outdoor space and enjoys a sunny south-westerly aspect. There is direct access to the single garage via a manual up-and-over door, with a further rear section accessible through a personal door. At the rear of the garage, a prepared base remains for a greenhouse, offering potential for those looking to make further use of the space.

The property occupies a peaceful position within a residential area surrounded by bungalows of a similar design, creating a pleasant and established setting. The popular seaside town of Towyn is accessible on foot in around 10 minutes or less, providing a selection of everyday amenities, whilst a large green open space is also conveniently located within the centre of the town. The A55 expressway can be reached within approximately 10 to 15 minutes, providing excellent onward connections along the North Wales coast and towards Chester and beyond. The larger town of Rhyl is also readily accessible by car or bus, offering a wider range of shops, services and amenities.

Services
It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

Full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 18-9-26

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge
17'6" x 11'6" (5.34 x 3.53)

Kitchen
9'10" x .8'0" (3.00 x .2.45)

Bedroom 1
12'4" x 10'8" (3.78 x 3.27)

Bedroom 2
9'1" x 9'0" (2.79 x 2.76)

Important Notice
These particulars are intended only as a guide and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, interested parties must satisfy themselves by inspection, survey and independent enquiries as to the correctness of each statement.

Measurements, floor plans and site plans are provided for guidance purposes only and should not be relied upon for the purchase of carpets, furnishings or other items. All dimensions, areas and distances quoted are approximate.

Any reference to appliances, services, systems, heating installations, drainage, broadband, mobile coverage or electrical equipment is provided solely as a guide. No warranty or guarantee is given regarding their condition, suitability, operation or compliance, and they have not been tested by the selling agent unless expressly stated.

Information relating to planning permissions, building regulations, rights of way, easements, covenants, public footpaths, access arrangements, boundaries, tenure, service charges, ground rent and other legal matters has been provided by the seller and/or obtained from third-party sources. Buyers must verify all such matters through their solicitor and independent investigations.

Prospective purchasers should be aware that public footpaths, rights of way, easements and rights benefiting neighbouring land may exist whether or not shown within these particulars. Interested parties are advised to make their own enquiries before proceeding.

Any photographs, virtual tours, drone imagery and marketing material may have been taken at an earlier date and are intended to provide a general indication of the property. Features, fixtures, fittings and landscaping may have changed since the images were captured.

In accordance with National Trading Standards guidance, material information known to the agent at the time of publication has been included within these particulars. However, purchasers should rely on their own inspections and professional advice prior to exchange of contracts.

Prys Jones & Booth
Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services
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