

## Ffordd Y Berllan, Towyn, Abergele, Conwy, LL22 9LZ

£235,000

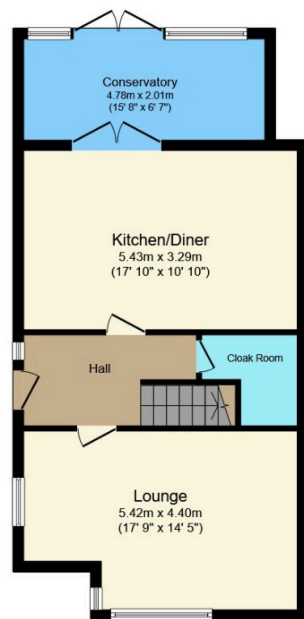
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An immaculate property within this modern and well maintained residential estate, towards the outskirts of Towyn. Particular features include quality flooring throughout the lower level, a 'walnut effect high gloss laminate' which is both stunning and practical. The lounge is positioned to the front with a lovely fireplace and the kitchen diner has a modern range of fittings including integral appliances. The conservatory overlooks the level rear garden and upstairs there are three double bedrooms and a bathroom with a four piece suite. With driveway parking and a detached garage. Location is key as this popular area is ideal for families and convenient for the coast plus the A55 Expressway. Abergele, Colwyn Bay and Llandudno are all within easy reach. Details as follows;

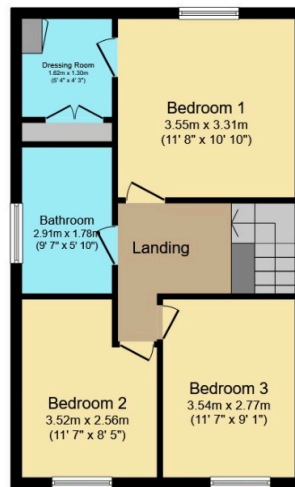
## Key Features

- Semi detached house
- Beautifully presented
- No Forward Chain
- Fully Double Glazed & Gas Central Heating
- Council tax band - C
- Attractive and modern property
- Spacious accommodation
- Contemporary kitchen diner
- Freehold
- EPC rating - C



### Ground Floor

Floor area 58.4 sq.m. (628 sq.ft.) approx



### First Floor

Floor area 49.3 sq.m. (530 sq.ft.) approx

Total floor area 107.6 sq.m. (1,159 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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