

**Holiday Home, Gaingc Rd, Towyn, LL22 9HY**

**£93,000**

**Council Tax Band: Exempt**



Willerby Boston - Location: Towyn, North Wales

Viewings Available By Appointment Only

This exceptional 42ft x 20ft twin-unit Willerby Boston Lodge offers the perfect combination of space, comfort, and modern living, making it an ideal holiday home for families or those looking for a relaxing coastal retreat.

The lodge features three well-appointed bedrooms, including a generous master bedroom with its own en-suite shower and toilet, alongside two spacious twin bedrooms, each offering ample storage and comfort.

At the heart of the home is a bright and spacious open-plan living, dining, and kitchen area, perfect for both relaxing and entertaining. With the added bonus of Sliding Patio Doors heading straight out onto the generous sized decking.

The modern kitchen is fully equipped with:

- Gas hob
- Integrated electric oven and grill
- Integrated microwave
- Large fridge freezer
- Ample worktop and storage space

In addition to the en-suite, the lodge also includes a large family shower room with toilet, finished to a high standard.



Open House North Wales Coast



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |