



40 Bryn Castell | | Abergele | LL22 8QA

£210,000

A spacious and well presented detached bungalow located in the popular location of Abergele. Offering three excellent sized bedrooms, large lounge/diner, kitchen, bathroom, gardens and garage. The property is located near to the famous Gwrych Castle and is within close proximity to the local town where there is an array of shops.

- Sought after location
- Master bedroom with en-suite
- Garage with off road parking
- Local Walks
- Easy access to A55

LOUNGE DINER

21' 9" x 12' 2" (6.64m x 3.72m) Spacious room with triple aspect double glazed windows. Lighting, power points, television point and two radiators. Feature gas fireplace and space for table and chairs.

KITCHEN

11' 1" x 8' 9" (3.39m x 2.69m) Having a range of wall and base units with worktop surface space over. Integrated gas hob with electric oven beneath. Sink with swan neck mixer tap over. Space and plumbing for washing machine and space for fridge/freezer. Part tiled walls and power points. Double glazed window and double glazed door giving access out onto the side of the property.

BEDROOM ONE

11' 2" x 11' 0" (3.42m x 3.36m) With lighting, radiator, power points and double glazed window overlooking the rear garden. Door giving access into;

ENSUITE

7' 6" x 2' 9" (2.31m x 0.84m) Having a low flush wc, wash hand basin with walk into shower with glass sliding door. Wall mounted ladder style radiator, lighting and fully tiled walls.

BEDROOM TWO

11' 2" x 10' 3" (3.42m x 3.13m) Double glazed window overlooking the rear garden. Lighting, power points and radiator.

BEDROOM THREE

9' 4" x 7' 6" (2.87m x 2.31m) Radiator, lighting, power points and double glazed window over looking the front.

BATHROOM

6' 10" x 6' 0" (2.09m x 1.84m) Comprising of a wash hand basin with storage beneath. Low flush wc and bath with chair lift over. Frosted double glazed window.

OUTSIDE

To the front of the property there is a paved driveway that leads to the main entrance front door and also the up and over door to the garage. There is a also a gate which gives access onto the side garden which is laid with slate chippings and has a paved pathway that gives access around the back of the property. This side garden could also park a motorhome on it. The rear garden is mainly laid to lawn with mature shrubs and hedges around. There is a gravelled section and a paved walking path that leads back around to the front.

DIRECTIONS

From our Abergele office turn right at the traffic lights onto Chapel Street. Proceed along and take a right hand turn onto Lon Dirion and then take a left onto Bryn Castell. Follow the road to the top and follow it around to the right. The Property is situated in the right hand corner of the cul de sac.

SERVICES

Mains electric, water, gas and drainage are all believed available or connected to the property. All services and appliances not tested by the selling agent.



Ground Floor Plan

Floor area 98.0 sq. m. (1,055 sq. ft.) approx

Total floor area 98.0 sq. m. (1,055 sq. ft.) approx

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

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G	1	(1-20) G	1
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band: D

TENURE

Freehold

LOCAL AUTHORITY

Conwy County Borough Council

DATE

19/02/2021

Contact Details

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