



7 Berthglyn | Abergele | LL22 7HR

This three bedroom mid terrace house is situated in a convenient location close to Abergele town centre, local schools, beach and local travel services. The accommodation briefly affords lounge, kitchen/diner, three bedrooms, four piece family bathroom and loft room. Externally the property has gardens to the rear with brick built store and gravelled off road parking to the front.

£129,950

- Ideal Family Home
- Enclosed Private Garden
- Modern Kitchen
- Spacious Bathroom
- Three Bedrooms

HALLWAY

Accessed via a double glazed front door leading to: Hallway with radiator, lighting and staircase off.

LOUNGE

14' 5" x 11' 8" (4.4m x 3.56m) Coved ceiling, radiator, wall light point, t.v. aerial point, feature fire surround with wall mounted Living flame effect electric fire, double glazed window to the front.

KITCHEN/DINER

18' 4" x 14' 11" (5.59m x 4.55m) (L-shaped) With a range of modern wall and base units, tiled splash backs, built-in oven with gas hob, chrome effect chimney extractor hood over, space for fridge/freezer, stainless steel bowl and a half sink unit with mixer tap, complimentary work top surfaces, wall mounted central heating boiler, radiator, tiled flooring, double glazed window to rear and side. Double glazed double doors leading to the rear garden.

LANDING

Loft access leading to the loft room.

BEDROOM ONE

10' 9" x 10' 7" (3.28m x 3.25m) Coved ceiling, radiator, double glazed window to front.

BEDROOM TWO

12' 0" x 8' 10" (3.68m x 2.7m) Radiator, t.v. aerial point, double glazed window to rear.

LOFT ROOM

16' 0" x 8' 11" (4.88m x 2.74m)

BATHROOM

10' 11" x 8' 0" (3.35m x 2.44m) A spacious room with white four piece suite comprising pedestal wash hand basin, push button toilet, corner bath, double size shower cubicle, wall tiling, radiator, vinyl flooring and double glazed window to rear.

BEDROOM THREE

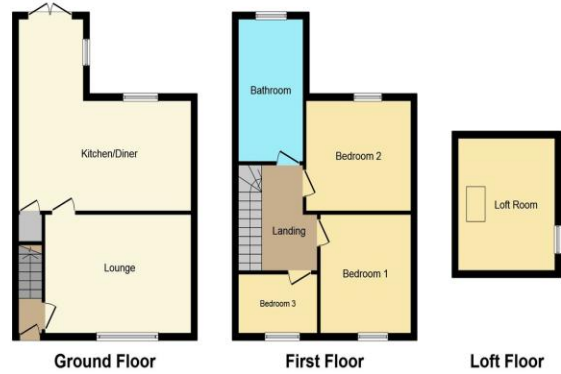
7' 4" x 7' 4" (2.26m x 2.26m) Radiator, power points, lighting, double glazed window to front.

OUTSIDE

To the front there is a gravelled area offering ample off road parking. To the rear is a low maintenance enclosed lawned area with decking which benefits from raised flower borders and a brick built garden store with power and light.

SERVICES

Mains gas, electric, water and drainage are believed connected or available at the property. Please note no appliances are tested by the selling agent.



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

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| 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 | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

COUNCIL TAX BAND
Tax band: B

LOCAL AUTHORITY
Conwy

TENURE
Freehold

DATE
13/03/2021

Contact Details

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