

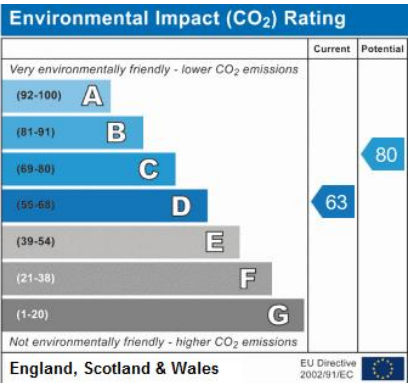
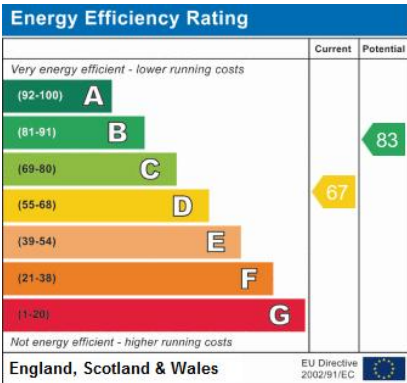


Floor Plan

Floor area 97.0 sq. m. (1,044 sq. ft.) approx

Total floor area 97.0 sq. m. (1,044 sq. ft.) approx

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



COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Conwy County Borough Council

DATE:

18th May 2021

OFFICE

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17 Rhos Fawr, Belgrano, Abergele, Conwy, LL22
9YH

£325,000

- Commanding Corner Plot
- Stylish & Contemporary
- Detached Garage
- Bright & Airy

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A stunning, contemporary and commanding corner plot bungalow, ideal for those wanting to live in a high quality environment. Situated on the Rhos Fawr development, close to the market town of Abergele and being a short walk to the coast. This imposing bungalow could be described as ready to walk in to and with three bedrooms, the master with en suite facility, superb modern kitchen, lounge, dining room and manicured front and side garden this bungalow really 'HAS IT ALL!' The rear garden is a peaceful haven and is the perfect space to entertain on those hot summer days. Open porch with lighting and tiled flooring leads to a composite uPVC double glazed door giving access into;

L SHAPED HALLWAY

17' 1" x 15' 8" (5.21m, narrowing to 1.49m x 4.8m) A spacious entrance hallway finished to a modern standard. Including, coved ceilings, lighting, panelled radiator, power points, laminate flooring, loft access and a storage cupboard with double doors, housing the combination boiler which provides the domestic heating and hot water. Modern glazed timber door gives access into;

LOUNGE

18' 1" x 14' 6" (5.52m x 4.42m) A bright and airy lounge with dual aspect uPVC double glazed windows providing an outlook on to the front and side of the property with views towards hillside. Including coved ceiling, pendant lighting, panelled radiator, telephone point, tv aerial point, power points, laminate flooring and skirting boards. There is a feature gas fire with marble surround, back and hearth. From the lounge an open arch gives access into;

DINING ROOM

11' 9" x 9' 4" (3.60m x 2.86m) Another light and airy room with coved ceilings, panelled radiator, power points, skirting boards and laminate flooring. Located to the rear of the

property there is a uPVC double glazed window which provides an outlook on to the side elevation and a uPVC double glazed sliding door giving access out on to the private rear garden. Modern timber glazed door gives access into;

KITCHEN

11' 4" x 10' 0" (3.47m x 3.07m) A modern and contemporary 'howdens' kitchen with a range of wall mounted and base unit cupboards with a complimentary work surface over. There is a one and a quarter sink with a swan neck mixer tap over, under counter lighting, four ring Samsung gas hob with beko extractor hood over, double oven and grill. Including spotlights, part tiled walls, panelled radiator, power points, 'Karndean' flooring, space for large fridge freezer and a uPVC double glazed window providing an outlook on to the rear elevation. Timber door gives access into;

UTILITY ROOM

5' 11" x 5' 10" (1.82m x 1.78m) A useful space with a range of modern wall mounted and base unit cupboards with under counter lighting, power points, space and plumbing for washing machine, panelled radiator, 'Karndean' flooring and an obscured uPVC double glazed window and door giving access on to the rear elevation. From Hallway timber door gives access into;

MASTER BEDROOM

11' 4" x 9' 10" (3.46m x 3.01m to fitted wardrobes) A beautiful and fresh room with a range of high quality fitted wardrobes, drawers and bedside tables. The room includes, lighting, panelled radiator, power points and a uPVC double glazed window providing an

outlook on to the rear elevation. Timber door gives access into;

ENSUITE

5' 8" x 4' 9" (1.74m x 1.46m) Fitted by Abergele interiors, a modern fitted en-suite with low flush w,c, wash hand basin inset into 'HiB Tranquil' 500mm three drawer vanity unit, 'Lustre' 520mm LED double sided mirror cabinet with magnifier, demister pad, shaver socket and soft close doors, corner shower with rain water shower over and hand held shower. Fully tiled walls, spot lighting, modern wall hung radiator, tiled flooring and electric under floor heating which is controlled via a control pad in the master bedroom. From hallway, timber door gives access into;

BEDROOM TWO

11' 3" x 9' 11" (3.43m to fitted wardrobes x 3.03m) Situated at the front of the property with a uPVC double glazed window, this is another light and airy room with a clean crisp finish. With the continuation of the laminate flooring from the hallway, lighting, power points, panelled radiator and a range of high quality fitted wardrobes with drawer space and two bedside tables. From hallway, timber door gives access into;

BEDROOM THREE

11' 1" x 6' 9" (3.39m x 2.07m) Situated at the front of the property with a uPVC double glazed window, with lighting, panelled radiator and power points.

SHOWER ROOM

8' 5" x 5' 8" (2.57m x 1.74m) Fitted by Abergele Interiors, a beautiful shower room which has been well designed. Fully tiled with a low flush w,c, double sink inset into 'Utopia Roseberry' double drawer, wall hung washbasin unit with ceramic slabtop basin and under unit mood lighting. Utopia Roseberry Double mirror

cabinet with under unit mood lighting and shaver socket. walk in shower with glass screen, rain water shower and hand held shower. A uPVC obscured double glazed window provides natural light and the flooring is tiled with electric under floor heating which is controlled via the panel in the hallway.

OUTSIDE

A commanding corner plot position with gardens to the front, side and rear. The current owners are clearly keen gardeners which can be seen from the well manicured lawn to the front side and rear. The lawn to the front is bordered by pebbles and a paved path leading to the front door and around both sides of the property. There are two personal timber gates, giving access onto the rear garden. There is outside lighting to the front and power to the side. A tarmac driveway provides off road parking for one vehicle and leads to a detached garage facility with electric up and over door (the garage has double height storage, power and light). The rear garden could be described as a peace haven, being relatively low maintenance with a lawned area bordered by slate chippings, a patio area has recently been created to make the most of the outdoor space for entertaining purposes. The plot itself has a variety of mature trees, plants and shrubs and is bound by brick walling and timber fencing and screening for privacy. Newly fitted Outdoor globe lights and Solar outdoor lighting to the rear and a feature mains powered colour changing light brings a colourful element to spice up your garden. There is a metal framed greenhouse and shed to the side of the property.

SERVICES

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

