



25 Rhodfa Cregyn | Belgrano | Abergele | LL22 9YL

£139,950

Set in a quiet cul de sac in the coastal resort of Belgrano is this semi detached house offering two bedrooms, lounge, kitchen, bathroom, garden and off road parking with a garage. Location is key for this property, being just a few minutes from the seaside, shops and the A55. Ideal for a first time buyer or investor.

- Coastal resort
- Easy access to A55
- Off road parking
- Private rear garden
- Level location

Tucked away in a cul de sac in the popular resort of Belgrano, conveniently nearby to local amenities. The seaside is just minutes away where you can enjoy a walk along with the promenade. Transport links are also nearby including Abergele/Pensarn train station. The town of Abergele is just a few minutes drive where there are an array of shops and the A55 is also easily accessible.

The property offers ample storage space within and provides off road parking for two or three vehicles. There is also a garage and good-sized garden to the front and rear. There is uPVC double glazing throughout and gas central heating. The property would be ideal for a first time buyer or as an investment opportunity. The accommodation is as follows;

LOBBY

Accessed through the uPVC double glazed door. Lighting and laminate flooring.

LOUNGE

13' 9" x 11' 7" (4.20m x 3.54m) Having the continuation of the laminate flooring. Lighting, power points and radiator. Stairs give access to first floor. Under stair storage cupboard. UPVC double glazed window overlooking the front. Door giving access into;

KITCHEN

11' 6" x 8' 2" (3.53m x 2.51m) Comprising of fitted wall and base units with worktop space over. Space for cooker and space and plumbing for washing machine. Stainless steel sink and drainer with mixer tap over. Breakfast bar. Part tiled walls, slate effect wood flooring, power points, lighting and radiator. UPVC double glazed window and uPVC double glazed door giving access onto the rear garden. The Worcester boiler is also housed in here.

LANDING

With lighting, radiator and storage cupboard.

BEDROOM ONE

11' 8" x 8' 5" (3.56m x 2.57m) Having a uPVC double glazed window overlooking the front. Lighting, radiator and power points. Two separate built in storage cupboards.

BEDROOM TWO

10' 7" x 5' 6" (3.23m x 1.69m) With lighting, loft access, power points, radiator and a uPVC double glazed window overlooking the rear with sea view.

BATHROOM

7' 11" x 5' 9" (2.42m x 1.76m) Having a low flush wc, pedestal wash hand basin and panelled bath with shower over. Part tiled walls, laminated flooring and uPVC frosted double glazed window.

OUTSIDE

To the front of the property there is a lawned area with a paved pathway gives access to the main entrance door. There is a tarmacked driveway and garage with up and over door. To the side of the property there is a timber gate giving access around to the rear garden. The rear garden is mainly laid to gravel for ease of maintenance and paved slabs. The garden is enclosed by timber fencing, there is also a single door giving access into the garage.

SERVICES

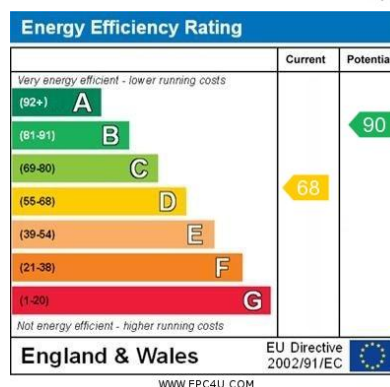
Mains gas, electric, water and drainage are believed connected or available at the property. Please note no appliances are tested by the selling agent.

DIRECTIONS

From our Abergele office turn right and proceed along Market Street. At the set of traffic lights, turn left onto Water street. Continue all the way to the bottom and at the roundabout take the second exit onto Marine Road. Continue along and upon entering Belgrano, take a right hand turn onto Rhos Fawr. Then turn right into Rhodfa Cregyn and follow it around to the right where you will find the property by way of our For Sale board.

AGENTS NOTES

This property would be eligible for the Welsh Government private sector leasing scheme which guarantees monthly rent for 5 years and no maintenance costs, which would be ideal for investors. Further information about this can be found using the link below; <https://www.conwy.gov.uk/en/Resident/Housing/Information-for-Landlords/Welsh-Government-Private-Sector-Leasing-Scheme.aspx>



COUNCIL TAX BAND

Tax band: C

TENURE

Freehold

LOCAL AUTHORITY

Conwy County Borough Council

DATE

24/05/2021,
revised 08/07/2021

Contact Details

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CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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