

Floor Plan

Floor area 111.0 sq. m. (1,195 sq. ft.) approx

Total floor area 111.0 sq. m. (1,195 sq. ft.) approx

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	
	1		1
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

AWAITING EPC

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Conwy County Borough Council

DATE:

25th May 2021,
reduced 21st July 2021



OFFICE
45-47 Market Street
Abergele
Conwy
LL22 7AF

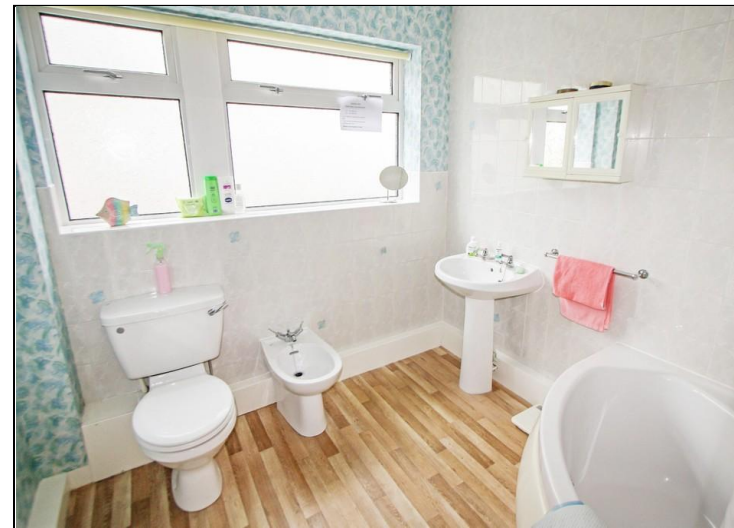
T: 01745 825511
E: abergele@peterlarge.com
W: www.peterlarge.com

6 Wenfro, Abergele, Conwy, LL22 7LE

£229,950

- Detached bungalow
- Three bedrooms
- Two reception rooms
- Distant coastal views

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



A delightful bungalow in a corner plot. Located within a quiet cul de sac, this property is so convenient for the town centre and the amenities of Abergele. There are a variety of shops including Tesco supermarket, schooling for all age groups and a leisure centre. The beach at Pensarn is within two miles and the A55 Expressway offers a quick commute along the North Wales coastline. Having been well maintained, the accommodation is spacious and offers two reception rooms, a large kitchen and bathroom plus three double bedrooms, the master having ensuite facility. Lawned gardens lie to the front and side and there is an easy to maintain rear patio, an enclosed area providing extra parking and a single garage. The bungalow has uPVC guttering and double glazing plus gas central heating throughout.

DINING ROOM

11' 10" x 9' 1" (3.63m x 2.79m) Floor to near ceiling window, coved ceiling, radiator and power points.

KITCHEN

11' 10" x 9' 10" (3.63m x 3.00m) A good size kitchen fitted with a range of wall and base cabinets with worktop surfaces over. Space for cooker and fridge freezer. Space and plumbing for a washing machine and small dishwasher. One and a half bowl sink and drainer with mixer tap, part tiled walls, power points, radiator and window and door to rear, providing lovely views towards the coast due to the elevated position.

BEDROOM ONE

12' 10" x 11' 11" (3.93m x 3.65m) With a floor to near ceiling window overlooking the rear, range of fitted wardrobes incorporating dressing table, radiator and power points.

HALL

Obscure glazed side panel and door into a pleasant hallway with coved ceiling, loft hatch, radiator, power points and two storage cupboards, one housing the gas boiler.

LOUNGE

17' 10" x 11' 1" (5.45m x 3.39m) With two large windows to the front and side. Coved ceiling, marble effect fire surround with void for fire, two radiators and power points.

BEDROOM TWO

12' 10" x 10' 0" (3.92m x 3.05m) Window overlooking the front, range of fitted cupboards, radiator and power points. Door to;

ENSUITE

5' 1" x 2' 11" (1.56m x 0.90m) Fitted with a white three piece suite comprising of low flush wc., floating wash hand basin and shower cubicle with Mira electric shower. Part tiled walls, extractor fan and obscure glazed window.

BEDROOM THREE

12' 11" x 8' 4" (3.94m x 2.55m) Window to the rear, radiator and power points.

BATHROOM

8' 0" x 7' 8" (2.46m x 2.34m) Surprisingly spacious with fitted white four piece suite comprising of low flush wc., pedestal wash hand basin, bidet and corner bath with Triton electric shower and curtain. Part tiled walls, extractor fan, obscure glazed windows and radiator.

OUTSIDE

Pretty lawned and well stocked gardens to the front and side are bordered by pathways. Paths continue to each side of the property allowing access to the rear through timber gates. The rear is divided into two levels, joined by steps. The upper level is a pleasant elevated patio with dwarf walls; the lower level benefits from a timber summer house and provides additional parking for a car or caravan with access to the single garage which has an 'electric rolling' door. There is driveway parking for two vehicles.

SERVICES

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

DIRECTIONS

From the agent's office, proceed through both sets of traffic lights and turn right into St George Road. Follow the road and Wenfro will be seen on the left after a short distance. Number 6 will be seen on the corner.

