



Floor Plan

Floor area 122.6 sq.m. (1,320 sq.ft.) approx

Total floor area 122.6 sq.m. (1,320 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	(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	

AWAITING EPC

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Conwy County Borough Council

DATE:

20th July 2021



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£280,000

- Detached bungalow
- Lounge/diner
- Three bedrooms
- Private rear garden

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 detached bungalow in a level location within the popular Links Estate. With distant views of the wooded hillside, this property is close to the town centre and the beach. Abergele has a wide range of facilities including schooling for all age groups, a leisure centre and library, Tesco supermarket and golf course. The A55 Expressway is nearby providing a quick commute and easy access along the north Wales coastline. This spacious bungalow offers a large lounge/diner, fitted kitchen, wet room, three bedrooms and a conservatory. The former garage has been divided and now incorporates a utility room and storage area. It can easily be converted back to a single integral garage. Gas central heating, uPVC double glazing and guttering throughout. There are lawn gardens to the front and rear, the rear being of a good size and particularly private.

HALLWAY

Part glazed uPVC entrance door into 'L' shaped hallway with coved ceiling, smoke alarm, dado rail, radiator and power points.

CLOAKROOM

4' 6" x 4' 3" (1.39m x 1.32m) Fitted with a two piece suite comprising of low flush wc. and floating wash hand basin. Obscure glazed window, radiator and part tiled walls.

LOUNGE/DINER

21' 11" x 18' 8" (6.69m x 5.69m) A spacious room with coved ceiling, smoke alarm, dado rail, two radiators, power points, electric fire within ornate surround, window to the front and sliding patio doors to;

CONSERVATORY

17' 3" x 7' 5" (5.27m x 2.27m) Of uPVC construction with block walls and Polycarbonate roof. Wall lights, radiator and power points. Access to utility room.

KITCHEN

16' 0" x 7' 8" (4.88m x 2.36m) Fitted with a range of wall and base cabinets with work top surfaces over. Double oven within tower unit, four ring hob with extractor fan over, spaces for appliances such as dishwasher and fridge freezer, one and a half bowl stainless steel sink and drainer with mixer tap, wine rack. Part tiled walls and dado rail, telephone point, ceiling spotlights, power points, radiator, window overlooking the front and sliding patio doors to the conservatory.

UTILITY ROOM

8' 10" x 7' 3" (2.71m x 2.23m) Within the former garage and with space for appliances, wall cabinets, power points and door to;

STORAGE AREA

9' 0" x 8' 9" (2.75m x 2.67m) With 'up and over' garage door. This and the utility room can easily be converted back to a garage facility.

INNER HALL

With loft hatch, smoke alarm, dado rail and large airing cupboard with double doors, housing the gas boiler and hot water cylinder.

BEDROOM ONE

12' 8" x 9' 6" (3.88m x 2.92m) Window to the side overlooking the patio, coved ceiling, power points, radiator and fitted wardrobes with mirror sliding doors.

BEDROOM TWO

10' 5" x 9' 11" (3.20m x 3.04m) Window to the side overlooking the patio, coved ceiling, power points and radiator.

BEDROOM THREE

11' 8" x 8' 6" (3.56m x 2.60m) Window to the side overlooking the garden, coved ceiling, power points and radiator

SHOWER ROOM

8' 5" x 5' 4" (2.57m x 1.65m) Fitted with a three piece suite comprising of low flush wc and wash hand basin within fitted cabinets and a walk in shower cubicle with 'Aqua' electric shower. Fully tiled walls and floor, ceiling spotlights, two obscure glazed windows and a chrome 'ladder style' radiator.

OUTSIDE

To the front, there is driveway parking and a lawn garden bordered by shrubs. Side pathways with gates lead to the rear which is south facing and a real 'sun trap.' There is a level patio and the rear lawn is enclosed within mature shrubbery.

SERVICES

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

DIRECTIONS

From the agent's office, proceed past Tesco and take the next turning into Sea Road. Continue down and turn into Heol Awel on the left. Number 19 will be seen towards the far end, on the left.

