



Floor Plan

Floor area 185.0 sq. m. (1,991 sq. ft.) approx

Total floor area 185.0 sq. m. (1,991 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 E

TENURE

Freehold

LOCAL AUTHORITY

Conwy County Borough Council

DATE:

24th July 2021



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50 Min Y Don, Abergele, Conwy, LL22 7NA

£320,000

- Close to the Abergele Town
- Stunning gardens
- Three bedrooms
- Detached garage

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.



Conveniently located in Abergele, being close by to the local town where there are an array of shops and cafes and also being within minutes from the seaside. Public transport links are available and the A55 expressway is within reach for an easy commute. The bungalow is immaculately presented and offers spacious accommodation throughout, having three double bedrooms, one with ensuite, kitchen, separate dining room, pantry, lounge, bathroom, conservatory and outdoor Loggia. The property has uPVC double glazing throughout and central heating and boasts its stunning blossoming gardens. There is off road parking and a detached single garage.

The accommodation is as follows;

ENTRANCE HALL

Accessed by the uPVC double glazed door. UPVC double glazed frosted window. Spacious hallway with lighting and power points. Storage cupboard which is housing the Worcester boiler.

KITCHEN

18' 4" x 9' 5" (5.60m x 2.89m) Having a range of wall and base units with worktop surfaces over. 'Bosch' integrated double oven and integrated 'Bosch' gas hob with extractor fan over. One and a half stainless steel sink and drainer with swan neck mixer tap over. Space for dishwasher and space for table and chairs. Part tiled walls, tiled flooring, lighting, power points and radiator. UPVC double glazed door giving access out onto the side of the property and uPVC double glazed window.

PANTRY

Having the continuation of the tiled flooring. Lighting and power points. Fitted storage with sliding pull out unit and shelving. Space for Fridge and Freezer. Door leads into;

DINING ROOM

9' 8" x 9' 2" (2.96m x 2.80m) With lighting, power points, space for table and chairs. UPVC double glazed window overlooking the rear garden.

LOUNGE

18' 10" x 11' 7" (5.75m x 3.55m) Spacious and bright room with lighting, radiator, power points and television point. Feature fireplace with marble effect surround hearth. Sliding uPVC double glazed door giving access into;

CONSERVATORY

11' 9" x 7' 9" (3.59m x 2.37m) With power points, television point, radiator and lighting. Timber sliding doors which section off the conservatory into extra storage space and there is space and plumbing for a washing machine and tumble dryer. UPVC double glazed French doors give access out onto the rear garden. Single uPVC double glazed door gives access into;

OUTDOOR LOGIA

Having tiled flooring, power points and lighting.

MASTER BEDROOM

19' 2" x 9' 8" (5.85m x 2.97m) Spacious and light room with a range of fitted storage units and

wardrobes with pull down rails. Power points, tv point, lighting, radiator and loft access. UPVC double glazed window overlooking the rear. Door giving access into;

ENSUITE

5' 8" x 5' 8" (1.74m x 1.73m) Having a shower with glass sliding panelled door and electric Myra shower within, low flush wc, pedestal wash hand basin. Fully PVC cladded walls and Vinyl flooring. Inset spot lights, extractor fan and radiator. Frosted uPVC double glazed window.

BEDROOM TWO

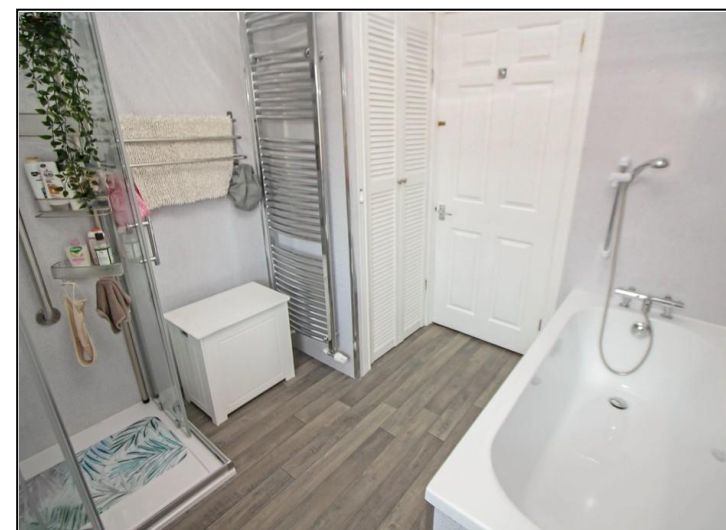
14' 4" x 9' 10" (4.38m x 3.00m) Another double room, with built in storage cupboard. Lighting, power points and radiator. UPVC double glazed window.

BEDROOM THREE

12' 7" x 10' 0" (3.85m x 3.07m) Double sized room currently being used as an office/study with lighting, power points, and radiator. UPVC double glazed window.

BATHROOM

8' 3" x 7' 8" (2.52m x 2.34m) Having a walk in shower with glass sliding doors with shower within. Low flush wc, small vanity unit, pedestal wash hand basin within vanity unit and panelled bath. Storage cupboard with radiator within. PVC cladded walls, vinyl flooring and inset spot lights. Wall mounted ladder style radiator and frosted uPVC double glazed window.



OUTSIDE

To the front of the property there is a resin driveway providing parking for several vehicles. There is a timber gate giving access onto the rest of the driveway which continues down to the single detached garage with electric up and over door. Also to the front is mature shrubs within low concrete brick walling. Paved concrete slabs gives access to to the main entrance door and to the side is a timber gate providing access to the side of the property.

To the rear there is a selection of fruit trees and mature shrubs which are all in full bloom and giving off stunning vibrant colours. There is a lawned section and pretty garden arch with Roses growing around it. There is a delightful water feature and paved patio sitting area. Concrete paving creates a pathway that leads down the side of the garden where there is a single door giving access into the garage where there is power and light. Outdoor taps and lighting. To the back of the garage is a further paved patio area.

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 past Tesco and turn right into Sea Road. Towards the bottom, turn left into Min Y Don and follow the road around. Number 50 will be seen on the right hand side by way of our For Sale board.

