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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Conwy County Borough Council

DATE:

29th July 2021

OFFICE
45-47 Market Street
Abergele
Conwy
LL22 7AF

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

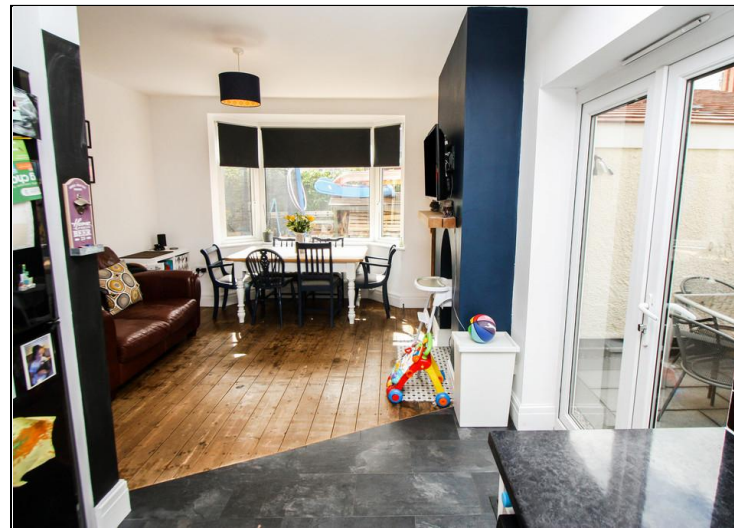
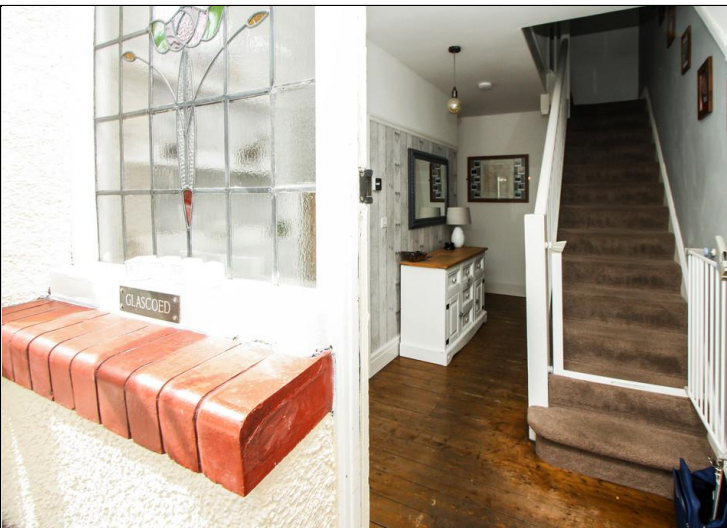


Glascoed, Glyn Avenue, Abergele, Conwy, LL22 7LT

£215,000

- Semi detached house
- Two reception rooms
- Three bedrooms
- Fitted kitchen plus utility

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 traditional semi detached house, lovingly maintained and with some original features such as stained glass, picture rails, stripped floorboards and timber doors. Situated in the heart of Abergele and close to all amenities such as shops, schools, the local leisure centre and regular bus services. The beach and the A55 Expressway are also within one mile. This charming property offers family size accommodation which includes two reception rooms, a modern kitchen plus utility, three bedrooms and a large bathroom with a four piece suite. Being mainly double glazed and with gas central heating via a combination boiler. There is the benefit of a driveway providing parking and leading to a detached single garage. The rear garden is of a good size, fully enclosed with a level lawn and patio.

PORCH

Of timber construction with lower brick walls. Original tiled floor and single door.

HALLWAY

15' 11" x 6' 10" (4.86m x 2.09m) Timber part glazed door opens to hallway with smoke alarm, picture rail, rustic floorboards, storage cupboard and power points.

LOUNGE

12' 10" x 11' 5" (3.92m x 3.48m) A charming room with a log burner fitted within arch fireplace with timber mantle. Large bay window to the front, side window, picture rail, alcove shelving, power points, radiator and rustic floorboards.

KITCHEN/BREAKFAST ROOM

20' 2" x 12' 4" (6.17m x 3.76 narrowing to 2.73m) A lovely room where you will want to spend the day. Large side bay window, kitchen window and French doors to the garden. Fireplace (blocked off) with timber mantle, radiator, power points and rustic floor boards. Range of fitted white gloss wall and base cabinets with worktop surfaces. One and a half bowl ceramic sink and drainer with mixer tap, ceiling spotlights, extractor fan, part tiled walls, power points, spaces for dishwasher, range cooker and fridge freezer.

UTILITY ROOM/WC

8' 7" x 4' 11" (2.63m x 1.51m) Plenty of space for appliances, wall mounted gas boiler, inset sink with mixer tap, power points, radiator, side obscure glazed window and open access to low flush wc and pedestal wash hand basin. Chrome 'ladder style' radiator, obscure glazed window and tiled flooring throughout.

STAIRS AND LANDING

Stairs with timber balustrade leading to landing with picture rail, smoke alarm and power point.

BEDROOM ONE

12' 10" x 12' 7" (3.92m x 3.85m) With bay window to the front, picture rail, radiator, power points and range of fitted wardrobes with sliding mirror doors.

BEDROOM TWO

11' 0" x 11' 0" (3.37m x 3.36m) Another double room with side bay window, radiator and power points.

BEDROOM THREE

7' 4" x 6' 10" (2.24m x 2.09m) With window to the front, loft hatch, picture rail, radiator and power points.

BATHROOM

8' 10" x 8' 8" (2.71m x 2.66m) A spacious bathroom with a white four piece suite comprising of low flush wc, pedestal wash hand basin, panel bath and 'walk in' shower cubicle. Two obscure glazed windows, ceiling spotlights, part tiled walls, extractor fan and chrome 'ladder style' radiator.

OUTSIDE

A stone wall borders the front concreted area and the driveway provides parking and leads to side timber gates. Beyond these there is a further area, ideal for storage and leading to the timber garage. The easily maintained rear garden has a lawn, raised borders and a large paved patio.

SERVICES

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

DIRECTIONS

From the agent's office, turn left at the second set of traffic lights into Water Street. Follow the road, passing the bowling green and then turn left, just after 'The Castle' public house. Take the first right and Glascoed will be seen on the left, identified by our 'for sale' board.

