



00 Rhos Fawr, Abergele, LL22 9YH Offers in excess of £225,000

QUICK BUYER NEEDED

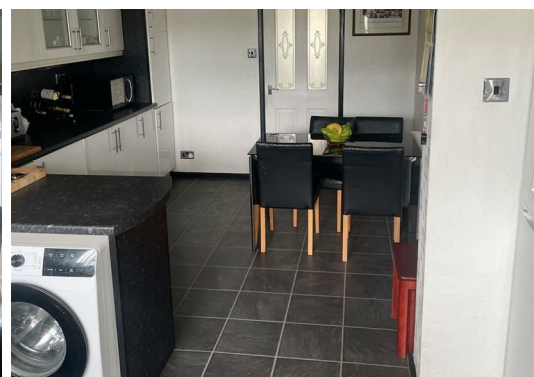
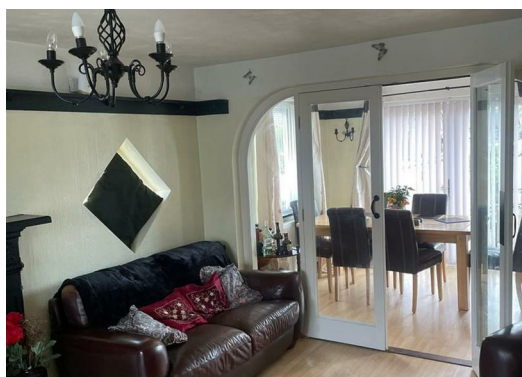
Welcome to this charming detached house located in the picturesque Rhos Fawr, Abergele. This delightful property boasts a generous 1,378 sq ft of living space, offering ample room for comfortable living.

Built in 1981, this home features a traditional yet timeless design that exudes character and warmth. The property comprises of one reception room, ideal for entertaining guests or simply relaxing with your loved ones. The living room seamlessly flows into the dining area and kitchen, creating a welcoming and sociable space for everyday living.

With four well-appointed bedrooms, there is plenty of room for the whole family to unwind and recharge. Additionally, the convenience of a downstairs WC adds a practical touch to this lovely home.

One of the standout features of this property is its stunning location along the North Wales coastal area. Imagine waking up to the soothing sounds of the sea and enjoying leisurely strolls along the coastline just moments from your doorstep.

Outside, a generous garden awaits, providing the perfect setting for outdoor gatherings, children's playtime, or simply basking in the tranquility of the surroundings.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk