

## 4 Lon Ffawydd, Abergele, LL22 7DU

£262,000

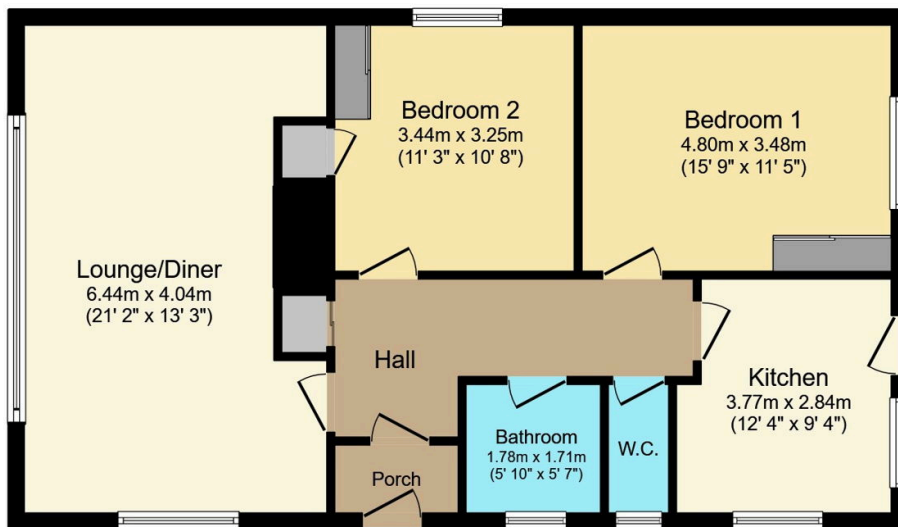
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A well presented detached bungalow in a popular area of Abergele. This lovely property offers spacious accommodation including an impressive, large lounge, a modern fitted kitchen, two double bedrooms and bathroom with separate WC. A large sized garden which is fully enclosed and holds a detached garage, a lengthy driveway providing ample parking and pleasant views of the wooded hillside. Local bus services pass the property and a short stroll will take you into the town centre, where a variety of shops and leisure facilities can be found. Access to the A55 Expressway is within one mile, giving excellent transport links to the North Wales coast and beyond.

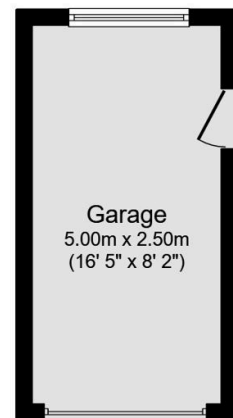
## Key Features

- Detached Bungalow
- Modern Kitchen
- Detached Garage
- Bright and light lounge/diner
- Council Tax - D
- Sought after coastal resort
- Two double bedrooms
- Much loved gardens
- Tenure - Freehold
- EPC - B



### Floor Plan

Floor area 73.8 sq.m. (794 sq.ft.) approx



### Garage

Floor area 12.5 sq.m. (135 sq.ft.) approx

Total floor area 86.3 sq.m. (928 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.