

Ty Berllan, Brynhyfyd Grove, Abergele, LL22 7HD

£475,000

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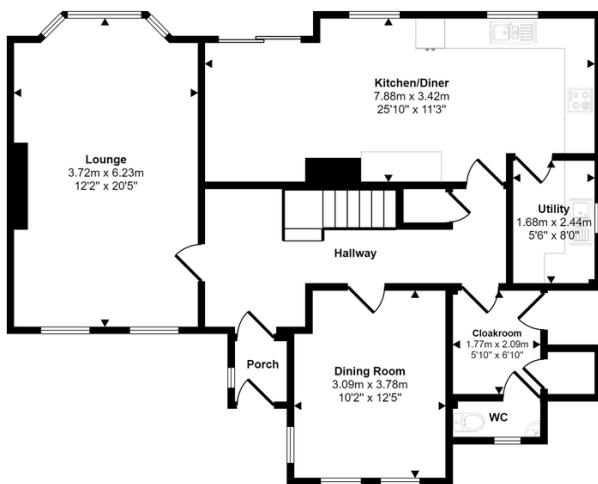


This charming detached property will not fail to impress! Tucked away, in a secluded setting, this lovely house is just yards from Abergele town centre with its many restaurants, shops and amenities. The property was constructed in 1990 as the builder's own residence and has elegant, well planned accommodation including a spacious lounge, separate dining room, large kitchen/ day room plus utility, cloakroom, family bathroom and four double bedrooms, the master with en suite. The exterior boasts delightful walled gardens with a quaint brick built outhouse offering further potential, a detached garage and a gravelled courtyard providing ample parking. Available now with no forward chain.

## Key Features

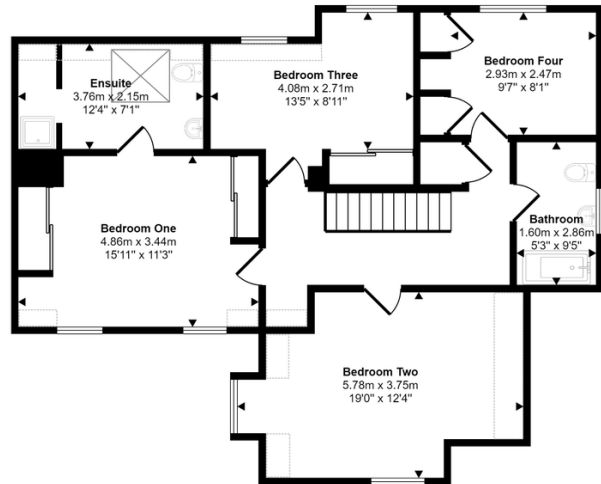
- Detached chain free family house
- Close to Abergele town centre
- Schools and bus services within walking distance
- Private and secluded position
- Garage and parking area
- Four bedrooms
- Superior residence
- Council tax band - F
- EPC rating - D
- Freehold

Approx Gross Internal Area  
172 sq m / 1851 sq ft



Ground Floor  
Approx 87 sq m / 937 sq ft

Denotes head height below 1.5m



First Floor  
Approx 85 sq m / 914 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.