

## 14 Marford Drive, Abergele, Conwy, LL22 7DR

£300,000

🛏️ 2 🍷 3 🚗 1

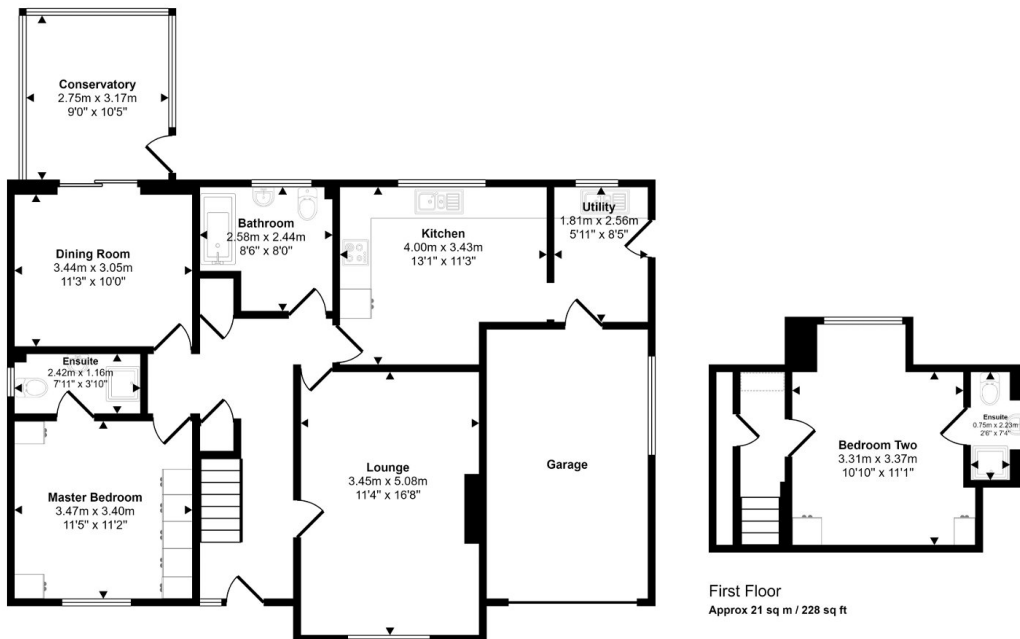


A superb detached bungalow of modern design, situated in the highly sought after location of Marford Drive, Abergele. The property is within a select development and has quality fixtures and fittings throughout. The impressive accommodation includes an entrance hall, lounge, dining room, kitchen plus utility room, a rear conservatory, spacious bathroom and downstairs master bedroom with en suite facility. A further double bedroom with en suite is to the first floor. An integral single garage, ample driveway parking and gardens to front and rear complete the scene. Such a prime location, close to Gwyrch Castle, Abergele Golf Course and the town centre, is sure to attract much interest. Available with no onward chain.

## Key Features

- Detached Bungalow
- Garage
- Garden
- Within minutes walk to Abergele Golf Club
- EPC - D
- Two Bedrooms
- Two En-suites
- Great location close to the town centre
- Tenure - Freehold
- Council Tax Band - E

Approx Gross Internal Area  
131 sq m / 1413 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.

### 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 regulations 2008 and are governed by the business from misleading marketing regulations 2008.