

## 48 Sea Road, Abergele, LL22 7LU









Perfect for a family home! This immaculate detached house offering picturesque views of Abergele Gwrych Castle. Comprising of Four bedrooms, one with ensuite, open plan lounge/dining room, spacious kitchen, utility room, ground floor cloakroom, Three piece bathroom suite and conservatory. The large conservatory offers French doors opening out to the rear garden which provides a lovely paved patio area ideal for Al Fresco dining. Benefiting from a gated, bricked driveway providing space for off-street parking and a single garage. Located conveniently within a few minutes walk to the town centre of Abergele where various amenities can be found including a Tesco Supermarket, pharmacy and banking hub. Local schools and parks are also nearby along with easy access to public transport links. Viewings recommended!



## **Key Features**

- · Perfect family home
- · Immaculate property
- Lounge/dining room
- · Single garage
- EPC TBC

- · Views of Abergele Gwyrch Castle
- Four bedrooms
- · Bright conservatory
- Within minutes walk to Abergele town centre
- · Council tax band F

Approx 61 sq m / 858 sq ft

Conservatory
4.69m x 2.80m
15'5' x 86"

Dining Room
4.81m x 2.85m
15'9' x 94"

Utility room
2.50m x 3.10m
82' x 102"

Badroom Three
2.50m x 3.10m
82' x 102"

Badroom Three
2.50m x 3.40m
82' x 102"

Badroom Three
2.50m x 3.50m
82' x 102"

Badroom Three
3.54m x 3.85m
11'7'' x 125"

Badroom Three
3.54m x 3.85m
11'7'' x 125"

Badroom Three
3.55m x 3.81m
11'8' x 15'11'

First Floor
Approx 61 sq m / 856 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, loons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 300.