

## 10 Trem Y Mynydd, Belgrano, Conwy, LL22 9YY

£295,000

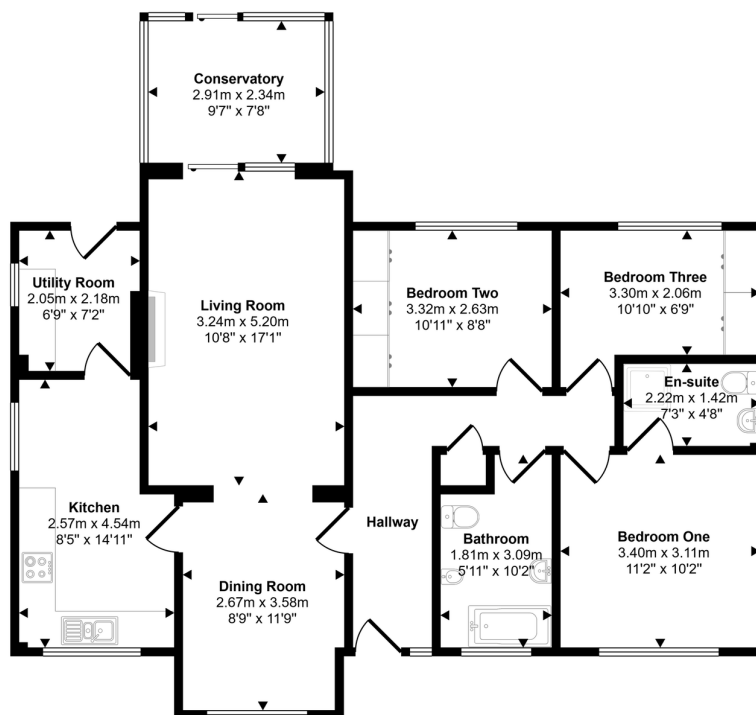
3 2 1



A detached bungalow in a quiet and convenient cul de sac, just off the coast road and within walking distance of local shops, the beach and regular bus services into the nearby towns of Abergele and Rhyl. Built by the reputable Benfield Builders in approximately 1995, this spacious property offers family size accommodation including lounge, dining area, conservatory, kitchen diner plus utility and three bedrooms, one with en suite facility. The property has been well maintained and has gas central heating and double glazing throughout, with a detached single garage and enclosed gardens to the rear. Call the agent to view.

## Key Features

- Detached bungalow
- Large lounge
- Three bedrooms
- Ensuite
- Single garage
- Coastal location
- Level plot
- Council tax band - E
- EPC rating - D
- Freehold



Floorplan

Approx 98 sq m / 1055 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.