

## 11 Heol Conwy, Abergele, Conwy, LL22 7UT

£285,000

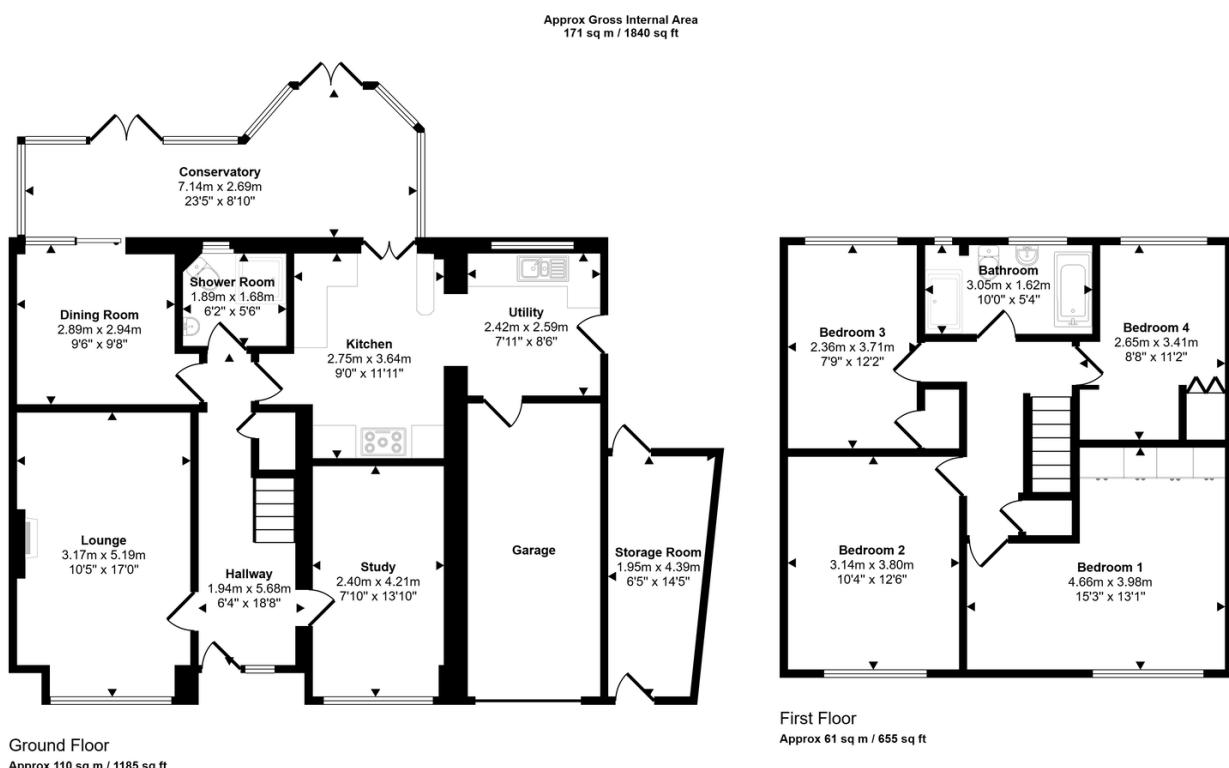
 4  2  3



A detached house with plenty of space for a growing family. The spacious accommodation comprises three reception rooms, a large kitchen, conservatory, shower room plus family bathroom and four bedrooms. Standing on a level plot within this popular estate just off Sea Road and close to the town centre, Tesco, the beach and the award winning Pentre Park.

## Key Features

- Detached family house
- Large conservatory
- Single garage
- Close to amenities
- EPC rating - C
- Three reception rooms
- Four bedrooms
- Lawn gardens
- Council tax band - E
- Freehold



### CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out to 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.