

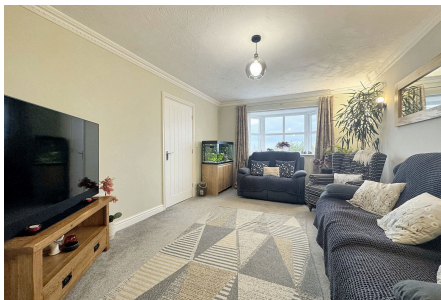
PETER LARGE

ESTATE AGENTS

40 Lon Y Berllan, Abergele, Conwy, LL22 7JF

Offers Over £325,000

🛏 4 🚿 2 🚿 2



This beautifully presented detached family home, is located on the Tan-Y-Gopa estate with stunning views of the North Wales coastline and the Tan-Y-Gopa woodlands. The property comprises of an entrance porch, downstairs cloakroom, living room, dining room, a modernized kitchen, four bedrooms, one with an en-suite and a main bathroom. Externally you're welcomed by a driveway and a single garage, south facing garden with a gate to the side. This property is on the market with no forward chain!

abergele@peterlarge.com

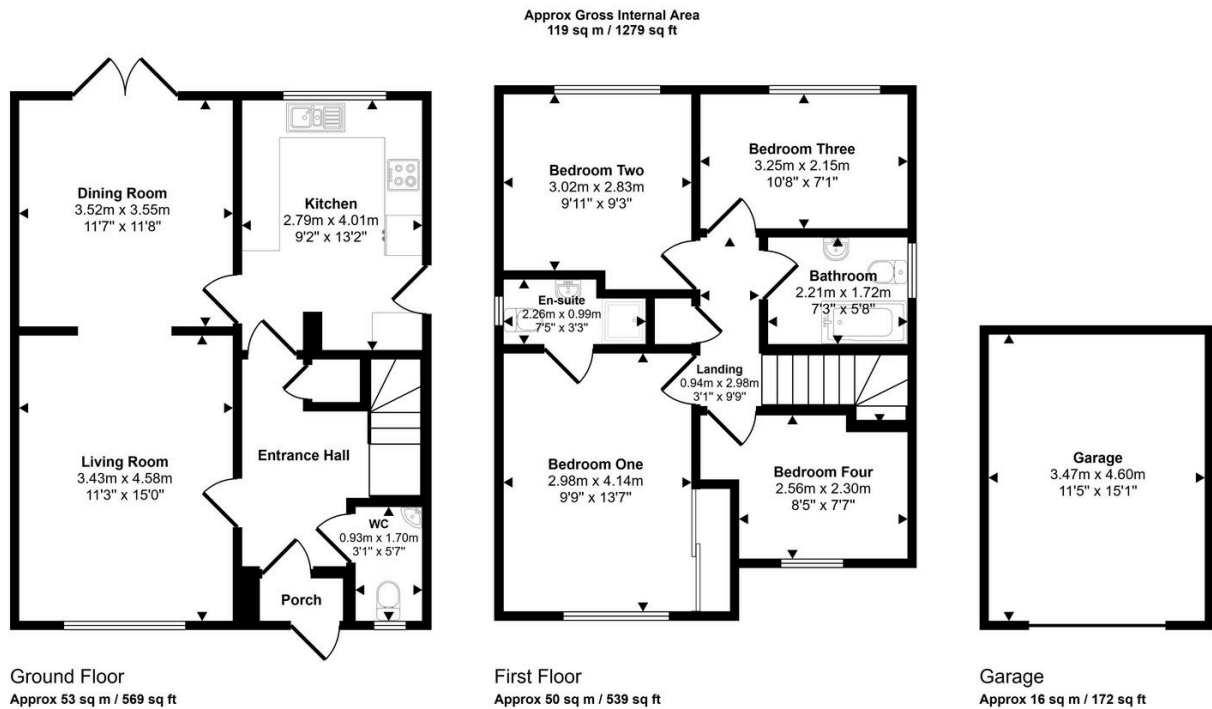
| 01745 825511

| www.peterlarge.com

45-47 MARKET STREET, ABERGELE, CONWY, LL2 7AF

Key Features

- No Forward Chain
- Four Bedrooms
- Stunning sea views
- Driveway parking
- EPC - tbc
- Detached House
- En-suite
- South facing garden
- Single garage
- Council Tax- F



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.