

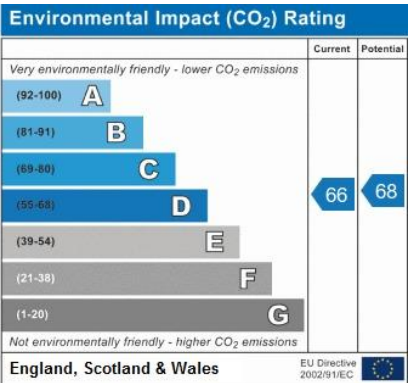
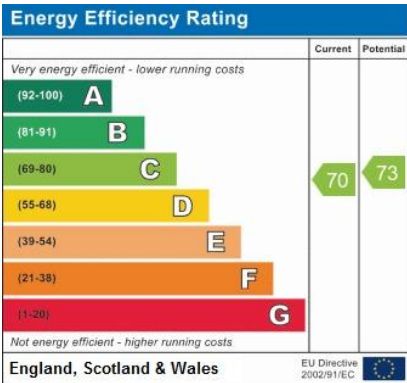


Floor Plan

Floor area 94.0 sq. m. (1,012 sq. ft.) approx

Total floor area 94.0 sq. m. (1,012 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Conwy County Borough Council

DATE:

16th October 2019

OFFICE

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3 Lon Hafan, Abergele, Conwy, LL22 8QJ

£235,000

- Detached bungalow
- Three bedrooms
- Large conservatory
- Superb rear views



A lovely detached bungalow in a quiet cul de sac, part of the renown Tan y Gopa Woodlands estate, a highly sought after location. With regular bus services, the property is within one mile of Abergele town centre which offers a variety of shops, eateries, schools and leisure facilities. The A55 Expressway is accessed at Abergele, providing a quick commute along the North Wales coast, Chester and beyond. This comfortable and well maintained home has the benefit of an en suite facility, a separate dining area and a large conservatory to the rear which provides panoramic views of both the woodland and sea. Immaculate private gardens to the rear. Accommodation as follows;

STORM PORCH

Open porch with a tiled floor. UPVC part glazed entrance door into;

HALLWAY

With radiator, power points, loft hatch, laminate flooring and two storage cupboards, one of which houses the hot water cylinder.

LOUNGE

13' 0" x 13' 10" (3.97m x 4.24 (into bay)m) With a box bay double glazed window in uPVC overlooking the front garden, coved ceiling, power points and TV point, gas fire within marble effect surround and hearth, radiator and laminate flooring. Open archway into;

DINING AREA

9' 0" x 8' 3" (2.76m x 2.54m) With uPVC double glazed window, coved ceiling, radiator, laminate flooring and power points.

KITCHEN

11' 1" x 8' 2" (3.39m x 2.49m) Fitted with a range of wall and base cabinets with worktop surfaces over, incorporating a drawer unit and splashbacks. Integrated electric oven, four ring gas hob and extractor fan over. Space for fridge freezer, space and plumbing for an automatic washing machine, single bowl sink and drainer with mixer tap over and serving hatch. Wall hung gas boiler and uPVC window and glazed door to the side.

MASTER BEDROOM

10' 9" x 9' 6" (3.28m x 2.90m) With coved ceiling, radiator, uPVC double glazed window, range of fitted storage units, power points and timber sliding door to;

EN SUITE

5' 6" x 2' 9" (1.69m x 0.86m) Fitted with a three piece suite comprising of low flush wc, wash hand basin in unit and shower cubicle with shower and bi fold door. Fully tiled walls and chrome ladder style radiator/towel rail.

BEDROOM TWO

9' 8" x 10' 9" (2.97m x 3.28m) With radiator, range of fitted storage cupboards, laminate flooring, power points and uPVC double glazed French doors into;

CONSERVATORY

18' 11" x 7' 6" (5.79m x 2.31m) A stunning addition in uPVC with floor to ceiling windows, glass roof and French doors to the garden. Superb views to the sea and wooded hill side. Laminate flooring and power points.

BEDROOM THREE

7' 6" x 9' 9" (2.31m x 2.98m) UPVC double glazed window to the side, coved ceiling, radiator, power points and laminate flooring.

SHOWER ROOM

6' 5" x 5' 6" (1.96m x 1.70m) Fitted with a three piece suite comprising of low flush wc and wash hand basin within fitted furniture and a large shower cubicle with shower. Fully tiled walls, obscure uPVC double glazed window and chrome ladder style radiator/towel rail.

OUTSIDE

To the front of the property, a resin driveway provides parking for several vehicles and leads to the single garage. There is an outside light and uPVC facias, soffits and barge boards. A lawn and a mature well stocked border provide an attractive feature and pathways, with timber gates, to either side of the property allow access to the rear. The rear garden is mainly laid to lawn with paved pathways, a patio and a decked area and enjoys the fabulous views from most angles.

SERVICES

Main gas and electric are believed available or connected to the property, the water is on a meter and the drainage is mains. All services and appliances not tested by the Selling Agent.

DIRECTIONS

From the agent's office, turn right at the first set of traffic lights and proceed uphill. Turn into the Woodlands Estate - Lon Dirion, on the right and follow the road along. Lon Hafan will be seen on the right and number three is on the left.

