

Copper Coin, Tower Way, Abergele, Conwy, LL22 7AY

£275,000

🛏 3 🚿 1 🛋 2

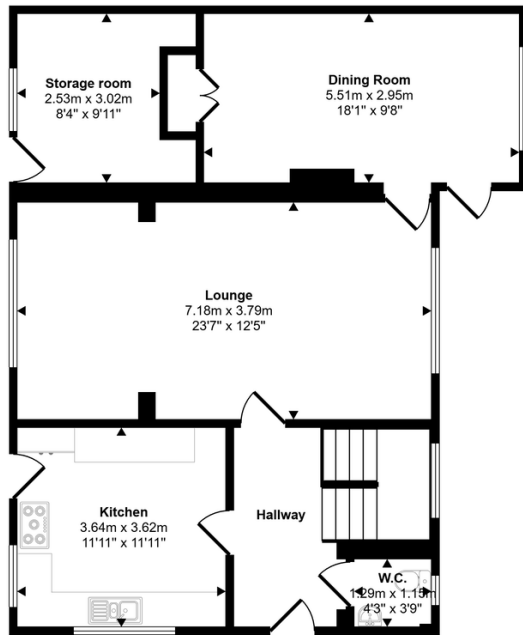


Situated in a quiet and sought after location alongside the River Gele, sits this unique three bedroom dormer bungalow which provides spacious accommodation. With private gardens to the front and rear of the property. The property comprises of a kitchen/breakfast room, a large spilt level lounge, separate dining room, three double bedrooms, downstairs cloakroom and family bathroom. The property also benefits from gated off road parking, a garage and a useful storage room. Within a few minutes walk of schools for all ages, two parks, leisure facilities, the high street and a supermarket. The property is also conveniently positioned close to local bus routes and the A55 Expressway, making it ideal for commuting or exploring the beautiful North Wales coastline.

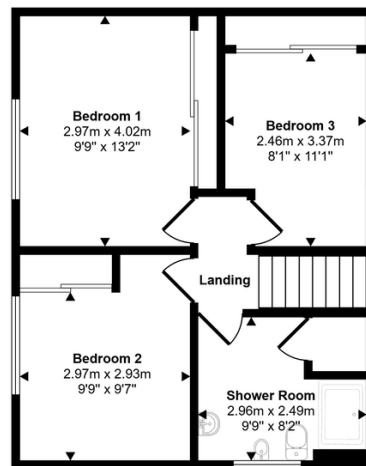
Key Features

- Detached dormer Bungalow
- Three double bedrooms
- Spacious and spilt level lounge
- Second reception room
- Front and rear enclosed and private gardens
- Quiet location
- Close to amenities
- Freehold
- EPC - tbc
- Council Tax - D

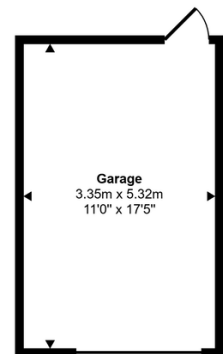
Approx Gross Internal Area
148 sq m / 1589 sq ft



Ground Floor
Approx 83 sq m / 889 sq ft



First Floor
Approx 47 sq m / 508 sq ft



Garage
Approx 18 sq m / 192 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.