



## Bryn Twr, Abergele LL22 8DD

**£290,000**

Monopoly Buy Sell Rent is pleased to offer for sale this generously proportioned detached bungalow with a sunny southwest-facing garden situated in a sought-after location close to Abergele town centre. This well-presented property comprises a large lounge with central fireplace, a fitted kitchen, two double bedrooms, including a master WC, a wet room with non-slip tiles, a sunny southwest-facing garden complete with a charming summerhouse, a single garage and driveway provide convenient off-road parking.

Ideal detached bungalow for those seeking a peaceful yet well-connected lifestyle.

- Generously Proportioned Detached Bungalow
- Southwest Facing Garden with Summerhouse
- Sought After Location, Close To Abergele Town Centre
- Two Double Bedrooms, Master with En Suite
- Single Garage with Driveway Providing Off-Road Parking
- Freehold Property; Council Tax Band D



## Entrance Porch

The entrance hall is accessed through a UPVC porch, thoughtfully constructed with diamond leaded windows, matching panels, and a durable polycarbonate roof. The space features attractive red tiled flooring, adding warmth and character. Shelves provide convenient storage or display options, while a sturdy brown UPVC front door leads into the main hall, complementing the overall design.

## Hallway

The hallway is L-shaped and has been newly carpeted, offering a fresh and welcoming feel. It provides access to all rooms in the property, ensuring a practical layout. An airing cupboard houses the hot water tank, adding useful storage space, while a radiator keeps the area warm and comfortable. A hatch in the ceiling allows access to the loft, offering additional storage potential.

## Lounge

The lounge is a generous, dual-aspect room that enjoys plenty of natural light from a large diamond-leaded double glazed window to the front and a smaller window overlooking the side. At the heart of the space is a charming brick-built central fireplace housing an electric fire, creating a cozy focal point. The room features soft carpeted flooring and a coved ceiling that adds a touch of elegance. A radiator ensures the space remains warm and comfortable throughout the year.

## Kitchen

The kitchen is light and bright, offering a welcoming and functional space for everyday living. It is fitted with a range of wall-mounted, base, drawer, and shelved units, complemented by tiled splashbacks for easy maintenance. A wall-mounted gas boiler is neatly positioned, and there is dedicated space for an electric oven, washing machine, and a dining table, making the room both practical and sociable. The tiled-effect vinyl flooring adds durability and style, while a coved ceiling enhances the room's finish. A double glazed window to the rear allows in plenty of natural light, and an external door provides direct access to the outside.

## Wet Room

The useful room is thoughtfully designed with practicality and comfort in mind. It features non-slip tiled flooring and fully tiled walls, enhanced with a decorative border for a stylish touch. A walk-in shower with a thermostatic control and built-in seat provides ease of use and accessibility. A sleek vanity unit runs along one wall, incorporating both a sink and WC, offering a modern and streamlined look. Additional storage is provided by two wall-mounted units, perfect for keeping essentials neatly tucked away. Double glazed windows with privacy glazing to the rear allow natural light in while maintaining discretion.

## Master Bedroom with WC

The master bedroom is a generous double, offering plenty of space and comfort. A double-glazed window overlooks the rear, allowing in natural light and is complemented by a radiator positioned beneath for warmth. The room features fitted triple wardrobes with overhead cupboards, providing excellent storage solutions. A coved ceiling adds a touch of character, while the convenience of a fitted WC and sink enhances the practicality of this well-appointed space.





## Bedroom 2

Bedroom 2 is a spacious double room, featuring soft carpeted flooring and a coved ceiling that adds a refined touch. A double-glazed window overlooking the front allows for plenty of natural light, while a radiator beneath ensures the room stays warm and comfortable. There is ample space for storage cupboards, making this an ideal and versatile bedroom.

## Garage

The single garage is a practical and secure space, accessed via an up-and-over door. Inside, it houses the gas meter and is equipped with power and lighting, making it suitable for a range of uses beyond just storage. The concrete floor offers durability, while shelving provides convenient storage solutions. A window allows natural light into the space, and a pedestrian door offers easy access without the need to open the main garage door.

## Summerhouse

The recently built summerhouse offers a charming and comfortable outdoor retreat, perfect for relaxing with a good book or enjoying a glass of wine. Thoughtfully designed, it provides a peaceful space to unwind and take in the surroundings, making it a delightful addition to the garden.

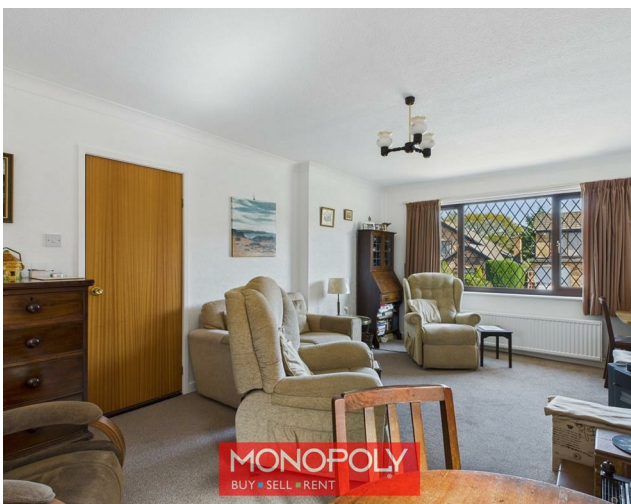
## Front Garden

The front garden features a practical concrete driveway leading to the garage, providing convenient off-road parking. Steps guide you up to the front door, creating an inviting entrance. Attractive 'Midnight' Physocarpus with 'Russian Sage', Perovskia Bluesette in between borders and well-tended vegetable patches add charm and a touch of nature to the space. A timber gate offers side access to the rear of the property, ensuring both functionality and ease of movement around the home.

## Rear Garden

The rear garden enjoys a sunny southwesterly aspect, making it a perfect spot for relaxing or entertaining. Mainly laid to lawn, the space is complemented by mature borders that add colour and privacy. A recently built summerhouse provides a cozy retreat, while a paved patio area offers an ideal setting for outdoor dining. Practical additions include two timber sheds for storage, a coal bunker, and the entire garden is securely enclosed by panelled fencing, ensuring both safety and seclusion.

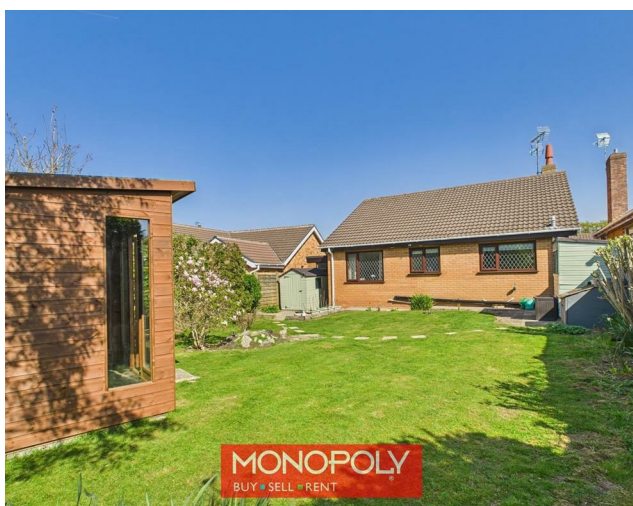






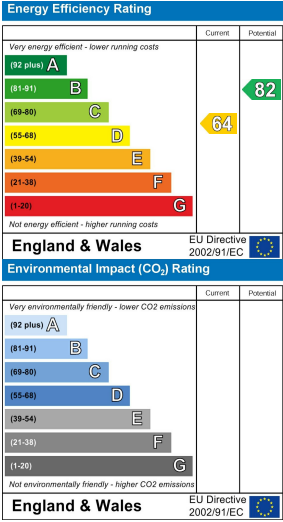
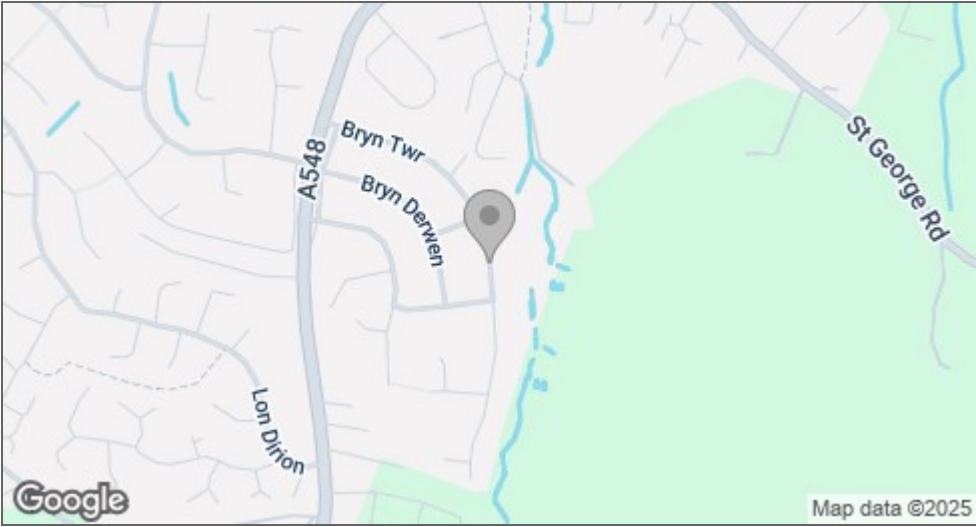
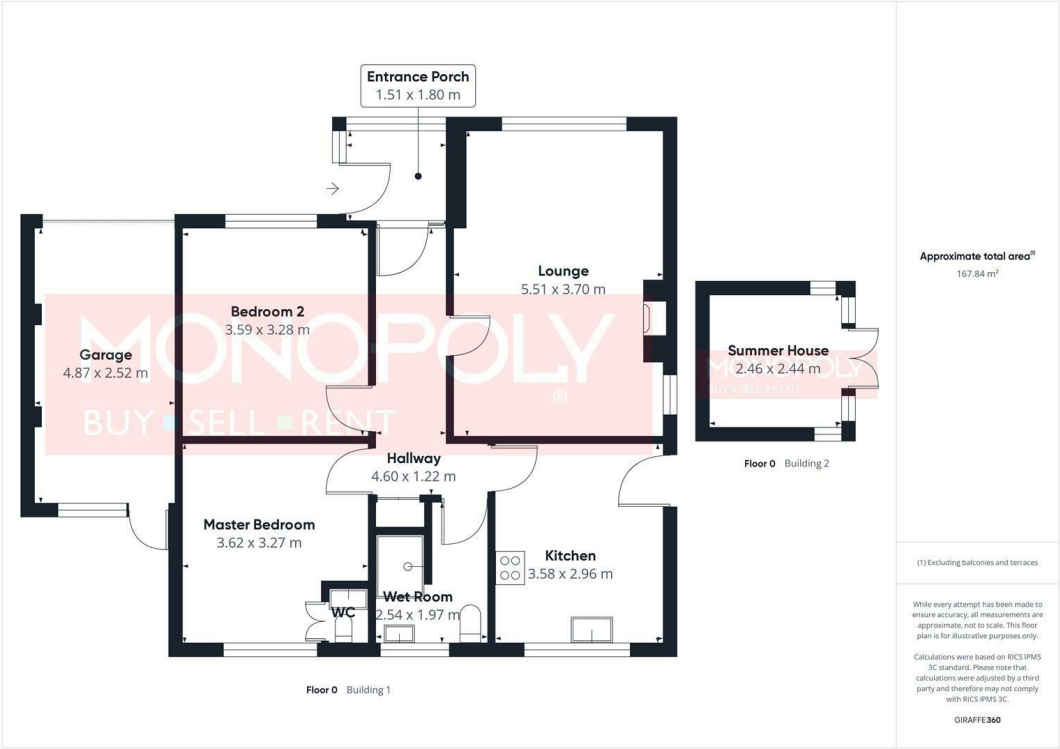












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