



Lon Dinorben, Abergele LL22 7ES

£210,000

Monopoly Buy Sell Rent are delighted to bring to market this well-presented semi-detached two-bedroom bungalow, offering flexible living in a popular residential location. Ideally situated close to local amenities and excellent transport links, the property comprises a welcoming vestibule, a spacious lounge, a modern fitted kitchen, two double bedrooms, and a stylish three-piece bathroom. Outside, you'll find a low-maintenance front garden, a private and enclosed rear garden, a generous driveway providing ample off-road parking, and a detached garage.

OFFERED FOR SALE WITH NO ONWARD CHAIN.

- Semi-Detached Bungalow
- Popular Residential Area
- Private, Enclosed Rear Garden
- No Onward Chain
- Council Tax Band C
- Two Double Bedrooms
- Convenient Location
- Driveway & Detached Garage
- Freehold Property



Vestibule

A uPVC double-glazed front door opens into this useful vestibule, having carpeted flooring, lights, a step-up with a glazed timber door leading into the main hallway.

Hallway

An 'L' shaped hallway with carpeted flooring, a radiator, a cloaks cupboard, and a loft hatch. Doors lead off to all rooms.

Lounge

A spacious lounge with a central electric fireplace set in a stone-effect surround with a large front-facing double-glazed window, a radiator underneath, carpeted flooring, coved ceiling, and alcoves.

Kitchen

A dual-aspect kitchen fitted with a range of pine-effect units with stainless steel sink having a mixer tap, space for a gas or electric cooker with extractor hood above, space for white goods, and tiled-effect vinyl flooring. Includes a wall-mounted gas combi boiler, spotlights, and a uPVC double glazed door gives access to the rear garden.

Master Bedroom

A generous master bedroom featuring a built-in storage cupboard, carpeted flooring, and a large, double-glazed window with views of the lush green hills between rooftops to the rear.

Bedroom Two

A well-proportioned double bedroom with carpeted flooring, coved ceiling, front-facing double-glazed window, radiator, and space for storage cupboards.

Bathroom

Fitted with a three-piece suite comprising a low flush WC, pedestal sink, and a bath with electric shower with part-tiled walls and carpeted flooring. A privacy double-glazed window overlooks the side of the property.

Detached Garage

A useful garage with an up-and-over door, concrete flooring, workbench, shelving, power points and strip lighting. A double-glazed window provides natural light, and a pedestrian door accesses to the rear garden.

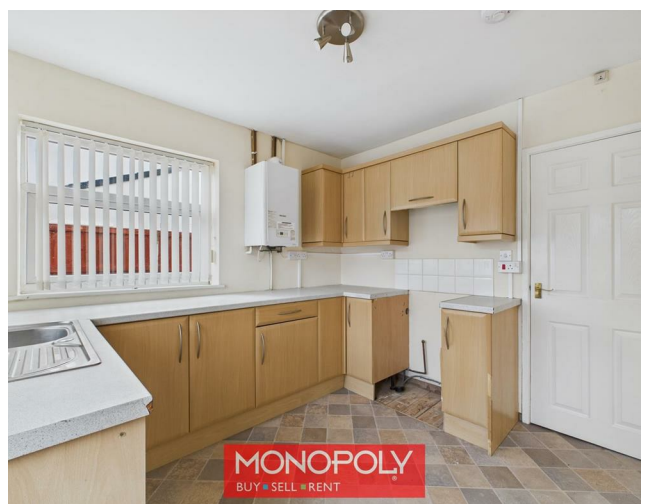
Front Garden

Low-maintenance front garden with a diamond-shaped flowerbed feature. A concrete driveway runs down the side of the property leading to the detached garage, providing parking for three vehicles.

Rear Garden

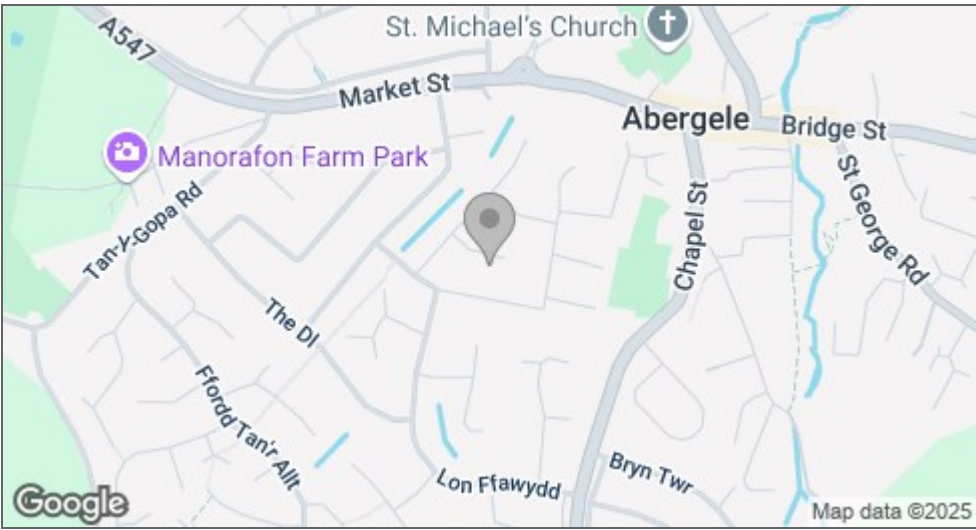
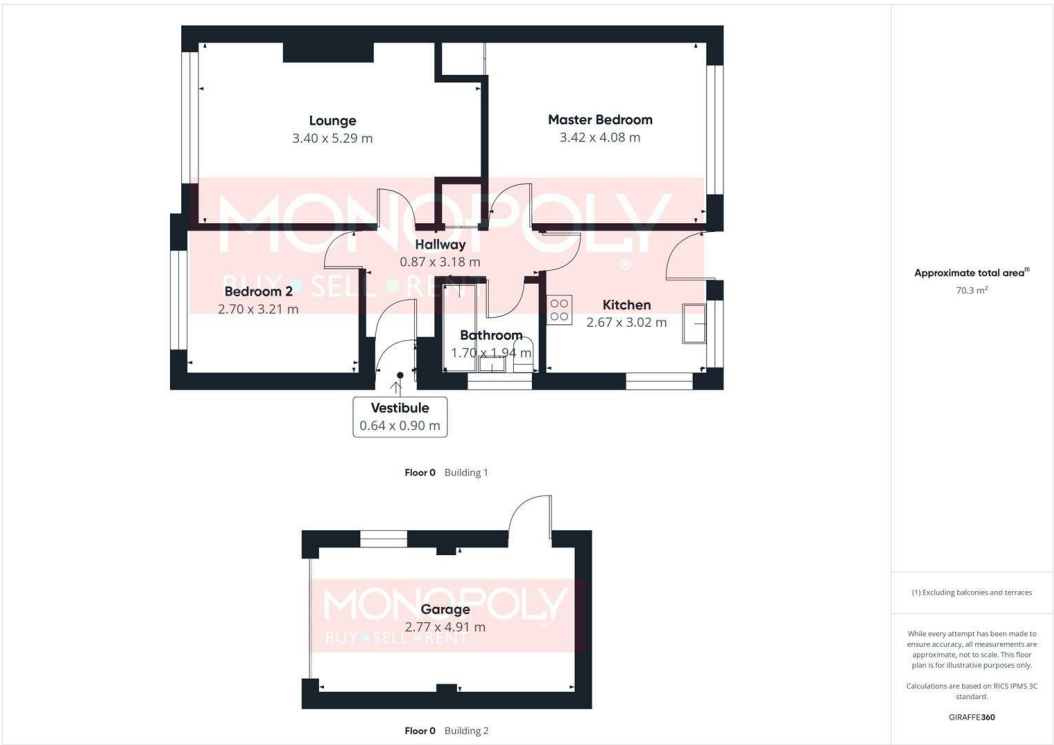
Fully enclosed and not overlooked, this rear garden offers concrete surfacing, a water tap, timber gate to the drive, and pedestrian access to the garage via a side door. Panel fencing adds privacy.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

