



Bryn Eglwys

Llanfair Road, Abergele, Conwy, LL22 8DH

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Offers Over - £180,000

A fantastic opportunity to purchase this project property situated in the popular North Wales market town of Abergele, located just off Llanfair Road within easy walking distance of the town centre. The property offers scope for potential redevelopment subject to planning permission sat in excellent size gardens with off road parking and a detached garage.

The accommodation briefly comprises reception/hall, lounge, kitchen, utility porch, store/study, ground floor bathroom and additional reception/sitting room. To the first floor there is a landing, two bedrooms plus access to excellent eave storage space.

As this property cannot be seen from the roadside inspection is highly recommended.

LOCATION

Abergele is a market town and community situated on the north coast of Wales between the holiday resorts of Colwyn Bay and Rhyl in the County of Conwy. Its northern suburb of Pensarn lies on the Irish Sea coast Abergele and Pensarn Railway station serves both resorts and is located near to popular seaside towns such as the aforementioned Rhyl, Colwyn Bay, Prestatyn, Conwy and Llandudno.

Abergele itself offers a range of shopping facilities including full independent shops, cafés and public houses plus more comprehensive shopping facilities at Tesco supermarket.

The A55 expressway links Anglesey along the North Wales coast to Chester and the North Wales rail line also links to major commercial centres of the Northwest and North Wales making this location ideal for commuters and tourism.

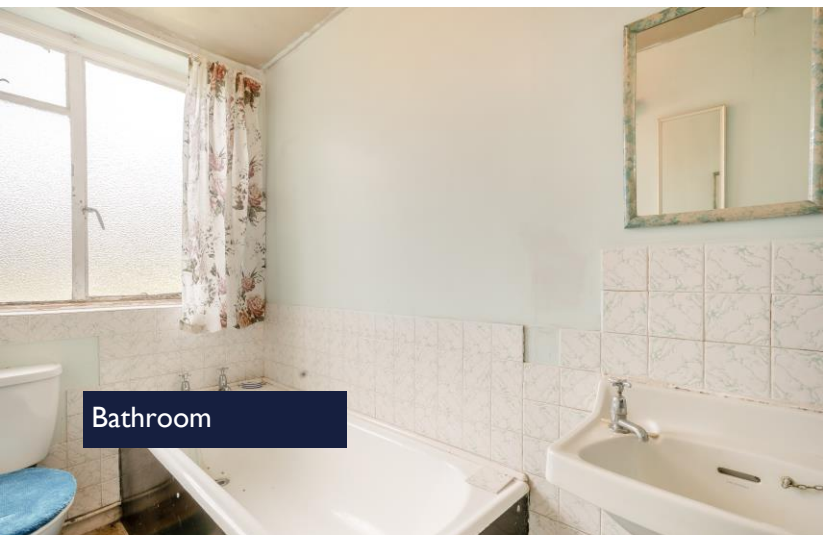




Kitchen



Kitchen



Bathroom



Reception Hall

ACCOMMODATION RECEPTION HALL

Recess Porch and door through to the reception hall with two windows, stairs to first floor landing, fireplace, window to front, electric night storage heater.

KITCHEN

Window to rear and door through to the utility porch which extends too outside.

BATHROOM

Comprising a bath, w/c and wash handbasin, window to rear.



Lounge

LOUNGE

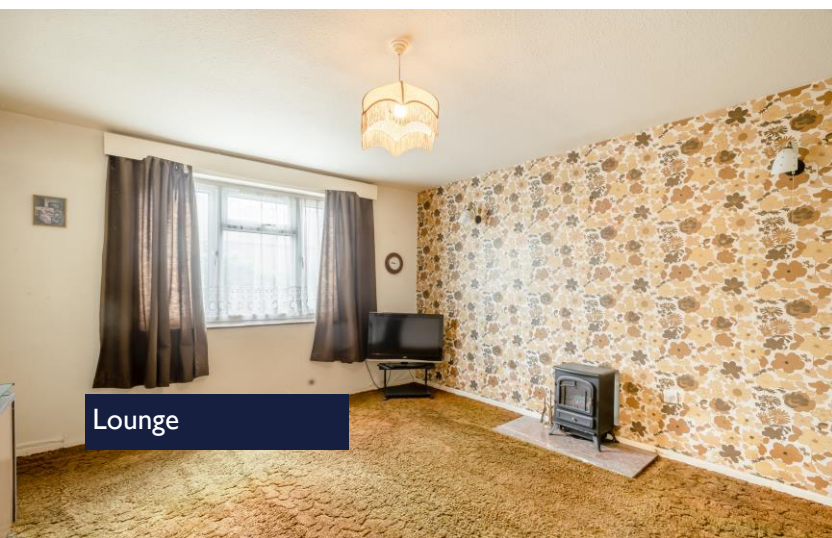
Window to front. Electric night storage heater.

STORAGE ROOM/STUDY

Window to rear.

SITTING ROOM/BEDROOM 3

Windows to front and rear.



Lounge



Storage Room/Study

FIRST FLOOR LANDING

With access to extensive eave storage space.

BEDROOM 1

Window to front.

BEDROOM 2

Window to front, built in cupboard.





Garden

OUTSIDE

The right of access to a private driveway and detached single garage and the property benefits from a large lawned garden.

SERVICES

Mains water, electric and drainage.

COUNCIL TAX

D

EPC

G



Garden



Garden

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

DIRECTIONS

From the A55 expressway take junction 23a and proceed along woodland road into Abergele centre turning left at the main town traffic lights in central Abergele onto Llanfair Road. Proceed along Llanfair Road where the property can be found set back on your left-hand side.

APPROXIMATE DISTANCES

Abergele and Pensarn train station - 1.5 miles
Colwyn Bay train station - 8 miles
Chester City Centre - 34 miles
Manchester Airport – 63 miles

LOCATION

On the educational front there are a number of noted local primary schools plus state High Schools and independent Private schooling in Colwyn Bay, Rydal Penrhos and St Davids in Llandudno. On the recreational front Abergele boasts its own golf course plus Abergele Leisure Centre, Pensarn outdoor gym and Gele Park and playground.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



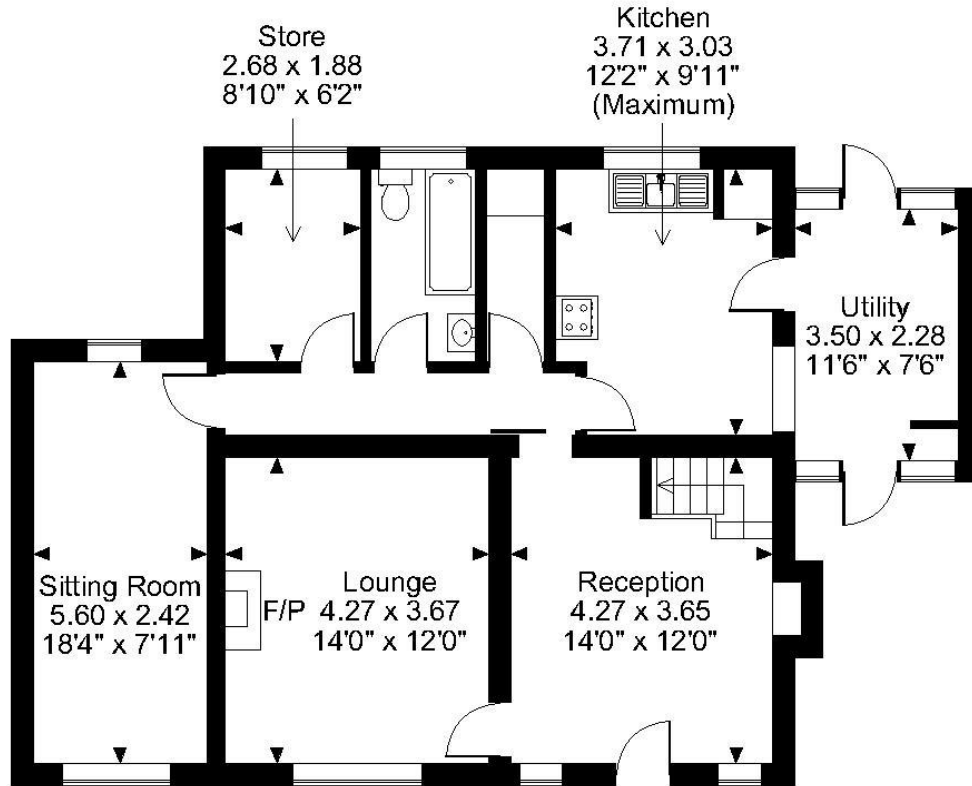
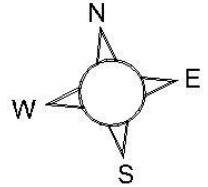
Bryn Eglwys, Llanfair Road, Abergele

Approximate Gross Internal Area

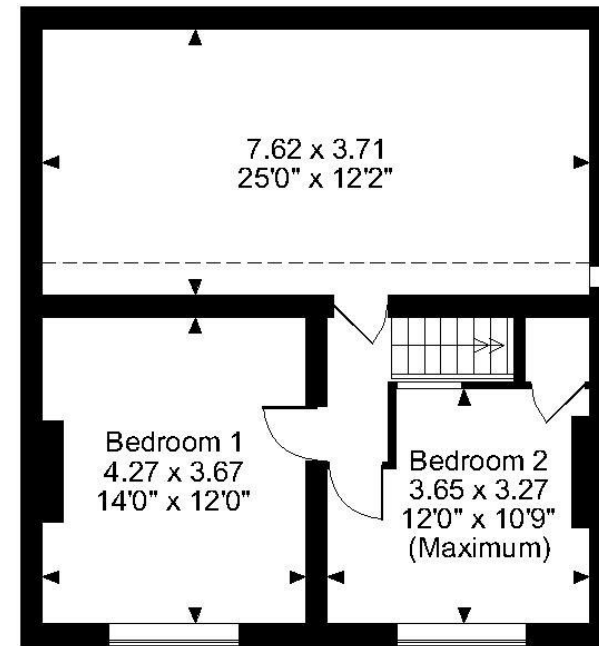
Main House = 1343 Sq Ft/125 Sq M

Garage = 133 Sq Ft/12 Sq M

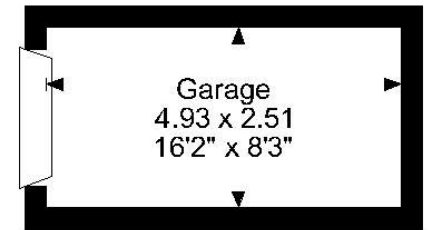
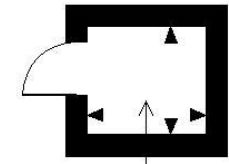
Outbuilding = 27 Sq Ft/2 Sq M



Ground Floor



First Floor



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