



Llanfair Road

Abergele, LL22 8DL

£620,000



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Hallway

Enter the open Storm Porch and step through the front door into the inviting and roomy Reception Hall. Leading you to various parts of the house, this area features a radiator for added comfort, well-placed lighting, and convenient power points.

Formal Living Room

Take a moment to unwind in the living room. This area offers an ideal environment, flooded with natural light from windows on the front and side, as well as French doors leading to the rear patio. Enjoy the warmth of the feature fireplace, the comfort of a radiator, well-positioned lighting, and practical power points.

Family Room

Another reception room, perfect as a family space, is located at the property's front. Illuminated by the window, this room offers a radiator for comfort, appropriate lighting, and functional power points.

Dining Room

Continuing from the hallway, you step into the dining room. This well-lit area features French doors that lead to the rear patio, making it an ideal spot for lively family mornings or entertaining. Enjoy the comfort of a radiator, strategic lighting, and convenient power points in this space.

Kitchen

Welcome to the kitchen. This exquisitely crafted area showcases stylish floor-to-ceiling wall cabinets, accompanied by base units that feature complimentary work surfaces. The sink with a mixer tap and a hob with an extractor hood above offer you the perfect setting to exhibit your culinary talents. Flowing seamlessly from the dining room, this room also includes two full sized integral oven and grills, an integral dishwasher, and an integral tall separate fridge and freezer for your convenience. An island with well-positioned power outlets and lighting enhances the functionality of this space.

Utility Area

The utility area, comprising two distinct rooms, offers a versatile and functional space that caters to practical needs. One room is

dedicated to utility space, thoughtfully designed to accommodate a range of tasks, while the other provides ample room for housing a washing machine. This well-planned arrangement ensures efficiency and convenience, making everyday chores a breeze within this dedicated area.

Cloakroom

With Low flush WC and wash hand basin

Stairs & Landing

Ascend the staircase to reach the welcoming embrace of the first-floor landing. The cupboard houses a contemporary pressurised water system, enabling the simultaneous use of all hot water taps.

Master Bedroom

The master bedroom exudes an aura of spacious tranquility, illuminated by an abundance of natural light. A radiator provides a cosy atmosphere, ensuring comfort even on cooler days. Thoughtful lighting arrangements and conveniently placed power points enhance the room's functionality. Fitted wardrobes complete the ensemble, offering both elegance and practical storage solutions.

Ensuite

The ensuite bathroom boasts a touch of luxury with dual sinks, promoting a sense of personal space and convenience. A sleek glass-screened shower stands as a focal point, adding a modern touch to the room and a low flush WC. Abundant natural light filters in, enhancing the room's airy ambiance, complimented by a towel radiator and under-floor heating for warmth and comfort. Thoughtful lighting and strategically placed power points ensure functionality without compromising on style.

Bedroom Two

This bedroom, positioned at the rear, welcomes with its light-filled and airy atmosphere. A radiator ensures warmth and comfort during cooler times, while well-placed lighting and power points cater to modern convenience.

Bedroom Three

Situated at the front, this bedroom offers a tranquil haven. A

radiator stands ready to provide comfort, ensuring a cosy ambiance. Well-placed lighting and power points cater to modern living, allowing for convenience and functionality. This space is a peaceful retreat, designed to effortlessly blend comfort with contemporary living needs.

Bedroom Four

Nestled at the rear, this bedroom offers a serene escape. A radiator assures comfort, enveloping the room in a warm embrace. Thoughtfully arranged lighting and power points cater to modern convenience, seamlessly blending functionality with tranquility.

Bathroom

The family bathroom harmoniously blends comfort and style. A towel radiator and under-floor heating for warmth and comfort while an obscured window balances privacy with natural light. The bathroom features a four-piece suite, including a walk-in shower and a relaxing bath, alongside a sink and low flush toilet seamlessly nestled within a vanity unit. The elegant tiled walls complete the ensemble, adding a touch of sophistication to this inviting space.

External

Nestled within an expansive canvas, this lush garden flourishes with mature trees, vibrant plants, and meticulous shrubs that form a living tapestry of colors and textures. An inviting entertaining space, adorned with sun traps and a welcoming patio area, beckons you to embrace outdoor living. Practicality meets beauty with the convenience of an outdoor water tap, two external power points and

the enchantment of strategically placed lighting, ensuring both vitality and ambiance. Set upon approximately half an acre, this garden is a tranquil retreat where nature's elegance and human comfort harmoniously converge. A sweeping driveway guides you to a double garage, an architectural finale that crowns this tranquil sanctuary with a touch of convenience and luxury.



Road Map



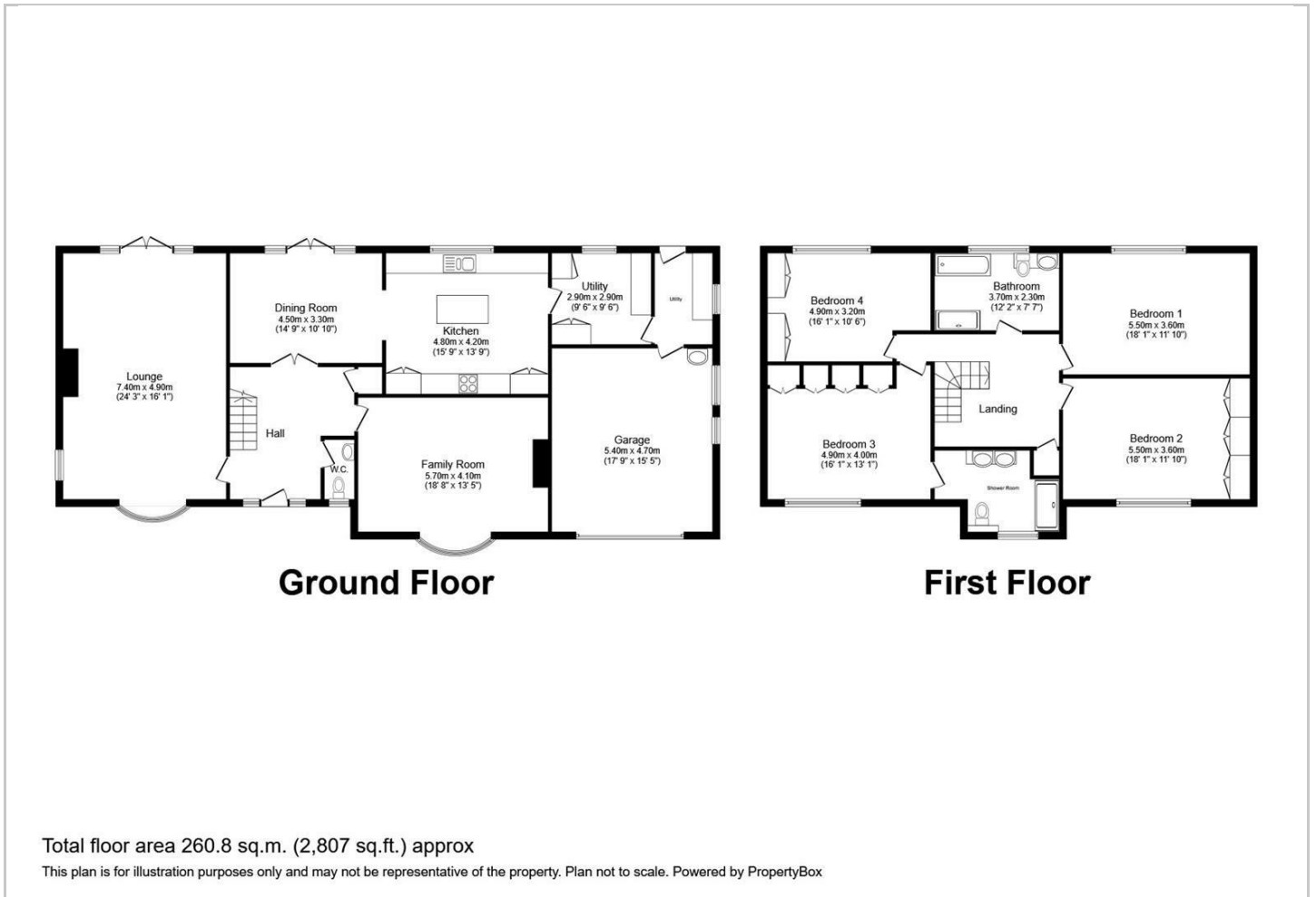
Hybrid Map



Terrain Map



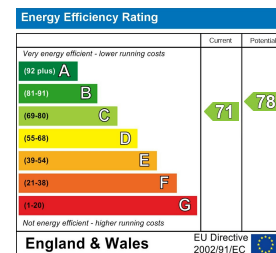
Floor Plan



Viewing

Please contact our Idris Estates Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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