



Tan Yr Foel

Rhyd-Y-Foel, Abergele, LL22 8HZ

£230,000



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Porch

Hallway

As you step through the aluminum double-glazed door into the entrance porch, a sense of home envelops you. The L-shaped hallway, with its useful storage cupboard, sets the stage for practicality.

Lounge

19'2" x 11'10" (5.86m x 3.62m)

A spacious lounge awaits, boasting dual aspect windows that infuse the room with natural light. Here, a stone fireplace surround stretches elegantly, creating a cosy focal point.

Kitchen/ Diner

17'8" x 12'0" (5.40m x 3.67m)

This bright and extended kitchen is a culinary haven, adorned with modern shaker-style cabinets. It's a chef's dream with integrated appliances to include electric oven and hob. The extension has breathed new life into this space, with skylights illuminating the open-plan dining area.

Bedroom One

11'7" x 11'0" (3.55m x 3.37m)

Sunlight streams through the window, illuminating every corner of this welcoming space. Here, you'll

find an abundance of power points to cater to your modern needs, ensuring convenience at your fingertips. The room is adorned with a radiator, not just to keep you snug, but to infuse the space with cosy comfort, making it a delightful retreat within your home.

Bedroom Two

11'4" x 9'10" (3.47m x 3.02m)

Step into another inviting double room, where a generously sized window allows natural light to cascade in, creating an airy and uplifting atmosphere. The room is thoughtfully equipped with ample power points, ensuring that all your electrical needs are effortlessly met. A radiator stands ready to provide both warmth and a cosy ambiance, making this space a comfortable sanctuary within your home.

Bedroom Three

12'2" x 6'11" (3.73m x 2.12m)

The versatile third bedroom stands as a blank canvas, awaiting your creative touch. Whether you envision it as a home office, a tranquil retreat, or something entirely unique, it's prepared to accommodate your every need. Abundant natural light streams through the window, infusing the room

with vitality. A radiator ensures year-round comfort, while ample power points grant you the freedom to customise the space to your heart's desire.

Shower Room

7'10" x 7'3" (2.39m x 2.22m)

Step into the fully tiled shower room, where you can refresh and rejuvenate. It features a shower cubicle with an electric shower, a hand wash basin, and a WC. A timber-clad ceiling adds a touch of rustic charm. Obscure uPVC window provides lots of natural light.

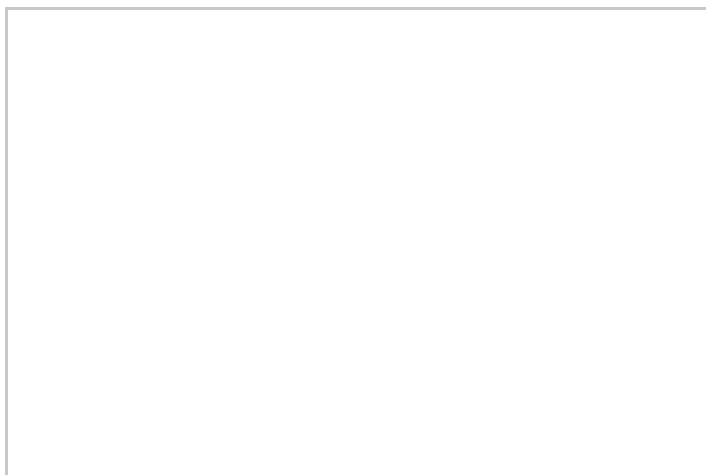
External

Outside, the front garden wraps around the property, offering a large lawned section and a brick-paved area adorned with mature shrubs. This space holds the potential for additional parking.

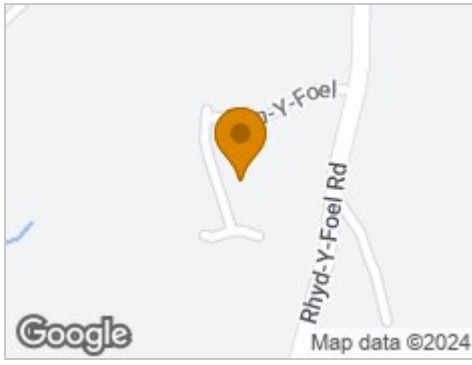
Moreover, there's abundant off-road parking for multiple vehicles, along with a single garage with an up-and-over door. The rear garden, bordered by timber fencing, invites you to unwind on its paved slabs and raised patio area. The mature shrubbery adds a touch of natural elegance.

Garage

21'8" x 9'2" (6.61m x 2.81m)



Road Map



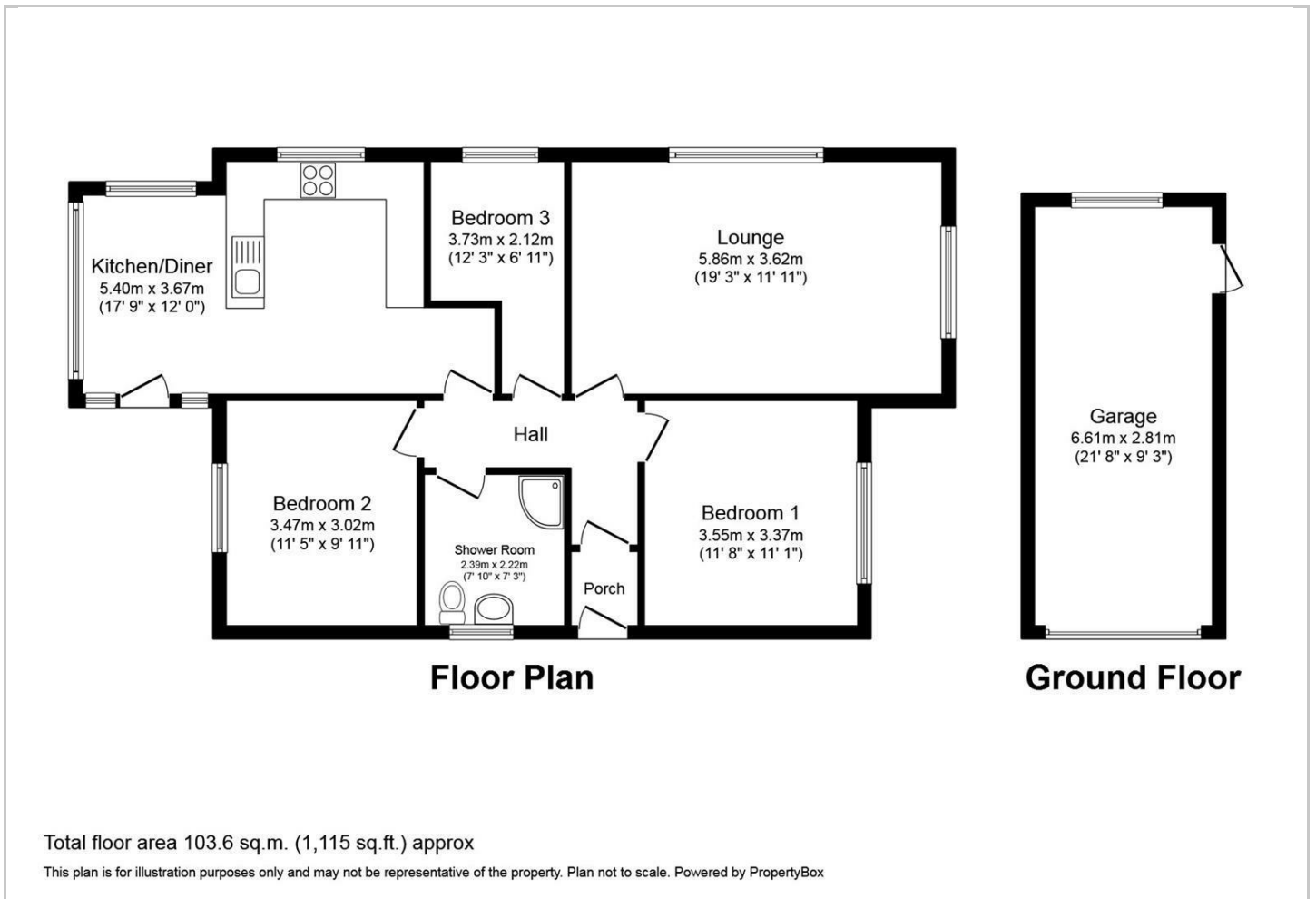
Hybrid Map



Terrain Map



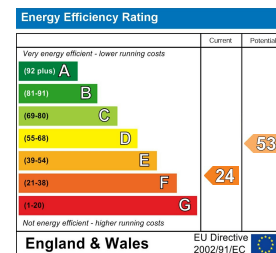
Floor Plan



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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