



Tan Y Gopa Hall Tan Y Gopa

Abergele, LL22 8DS

£580,000



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Hallway

Lounge

15'9" x 11'8" (4.81m x 3.56m)

Dining Room

18'4" x 15'9" (5.60m x 4.81m)

Sitting Room

13'8" x 12'6" (4.17m x 3.83m)

Kitchen

13'8" x 13'1" (4.17m x 3.99m)

Conservatory

13'6" x 13'1" (4.14m x 3.99m)

Utility Room

WC

Playroom

14'1" x 12'0" (4.30m x 3.67m)

Bar

15'1" x 12'0" (4.60m x 3.67m)

Landing

Bedroom One

15'9" x 11'11" (4.81m x 3.65m)

En-suite

9'8" x 5'10" (2.97m x 1.80m)

Bedroom Two

13'5" x 11'11" (4.10m x 3.65m)

Bedroom Three

15'9" x 11'9" (4.81m x 3.60m)

Bedroom Four

9'10" x 7'4" (3.02m x 2.26m)

Bathroom

External & Garage

15'8" x 8'2" (4.80m x 2.50m)

Set within its own picturesque landscaped gardens adorned with carefully manicured lawns, vibrant flower beds, and a delightful pond, this exceptional residence offers a range of practical amenities, including a garage and off-street parking. The meticulously maintained gardens elegantly encircle three sides of the property, enhancing its charm and providing a scenic backdrop for everyday living. Accessed through an imposing iron gate, the well-groomed grounds create a tranquil retreat for outdoor leisure and socialising, ensuring both privacy and calm. Leading from the conservatory, a private side courtyard invites relaxation, with its paved area ideal for entertaining. Offering convenient access to the garage and seamlessly connecting to the main

garden.



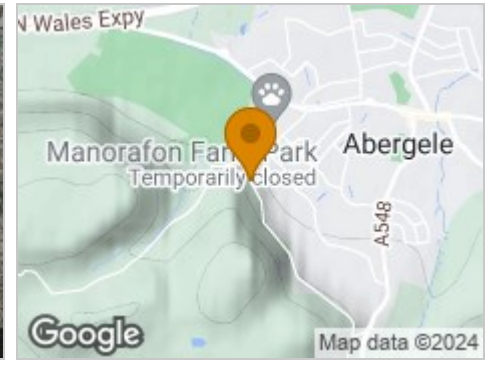
Road Map



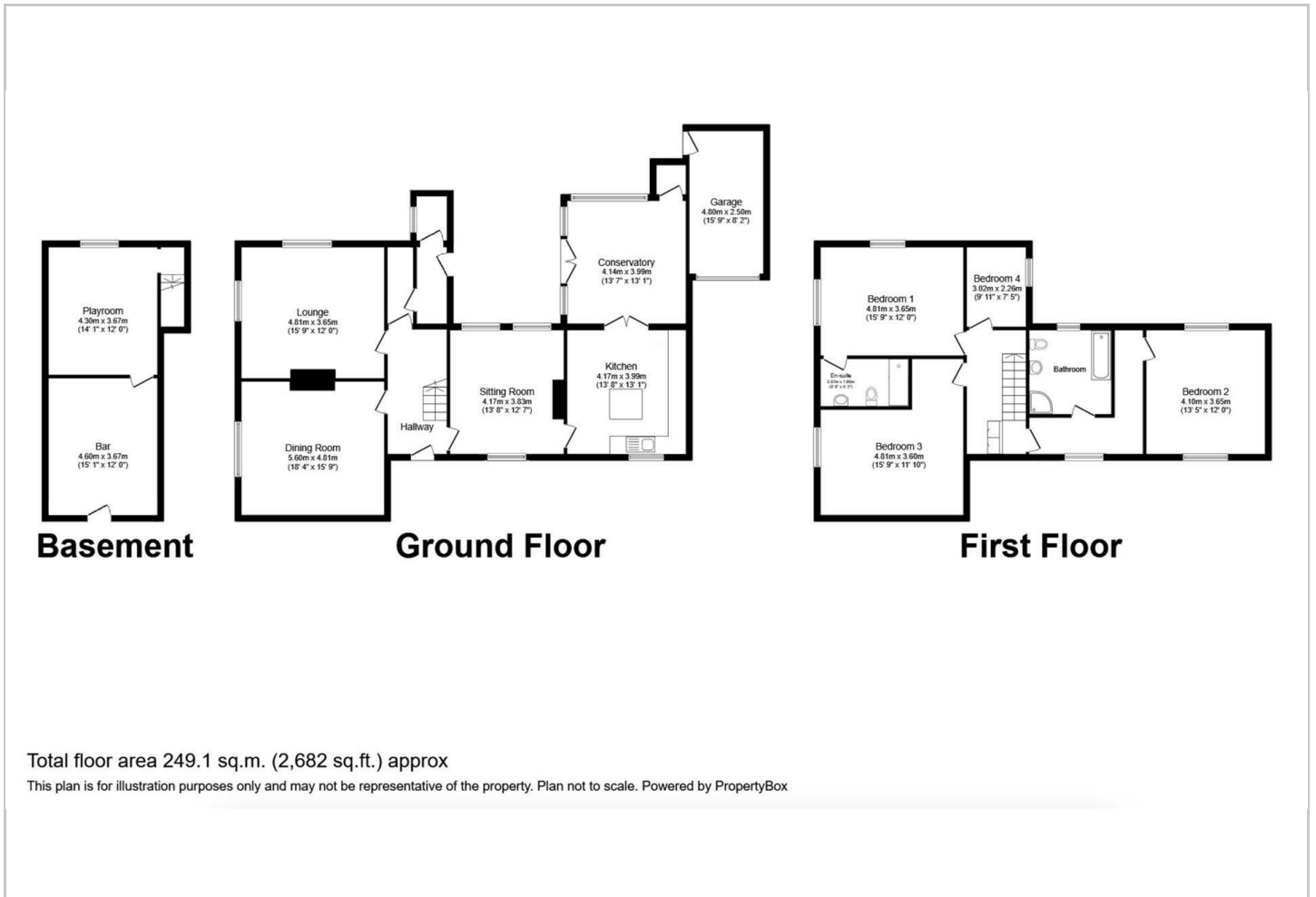
Hybrid Map



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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