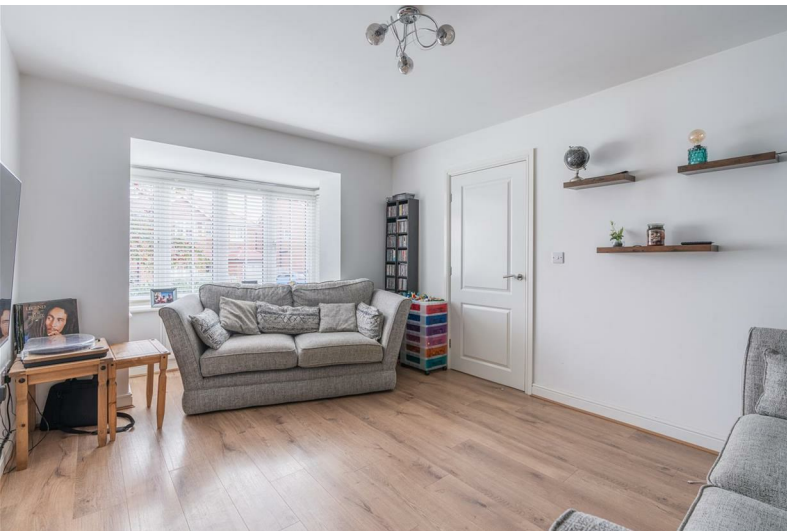




## Lon Elfod

Abergele, LL22 9BQ

**Offers over £300,000**



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Abergele, LL22 9BQ

**Offers over £300,000**



## Hall

## Lounge

17'7" x 10'7" (5.36m x 3.23m )

## WC

## Kitchen/Diner

20'5" x 8'2" (6.24m x 2.51m )

## Utility

7'11" x 5'2" (2.43m x 1.60m )

## Conservatory

9'6" x 9'3" (2.91m x 2.83m )

## Landing

## Bedroom One

13'4" x 10'5" (4.08m x 3.20m)

## En-suite

8'5" x 4'7" (2.59m x 1.40m )

## Bedroom Two

12'2" x 8'11" (3.71m x 2.74m )

## Bedroom Three

10'0" x 8'11" (3.05m x 2.74m )

## Bedroom Four

7'6" x 6'10" (2.30m x 2.10m )

## Bathroom

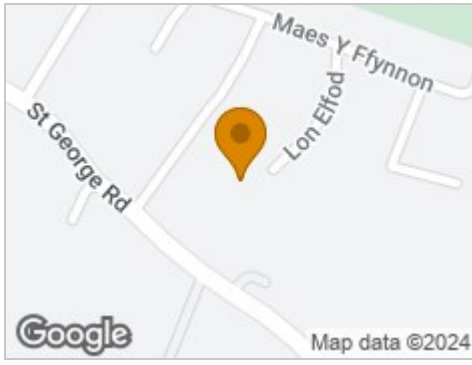
8'6" x 7'6" (2.60m x 2.30)

## Garage

16'4" x 8'2" (5.00m x 2.50m )



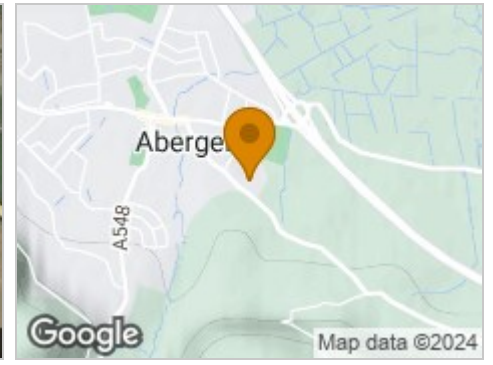
## Road Map



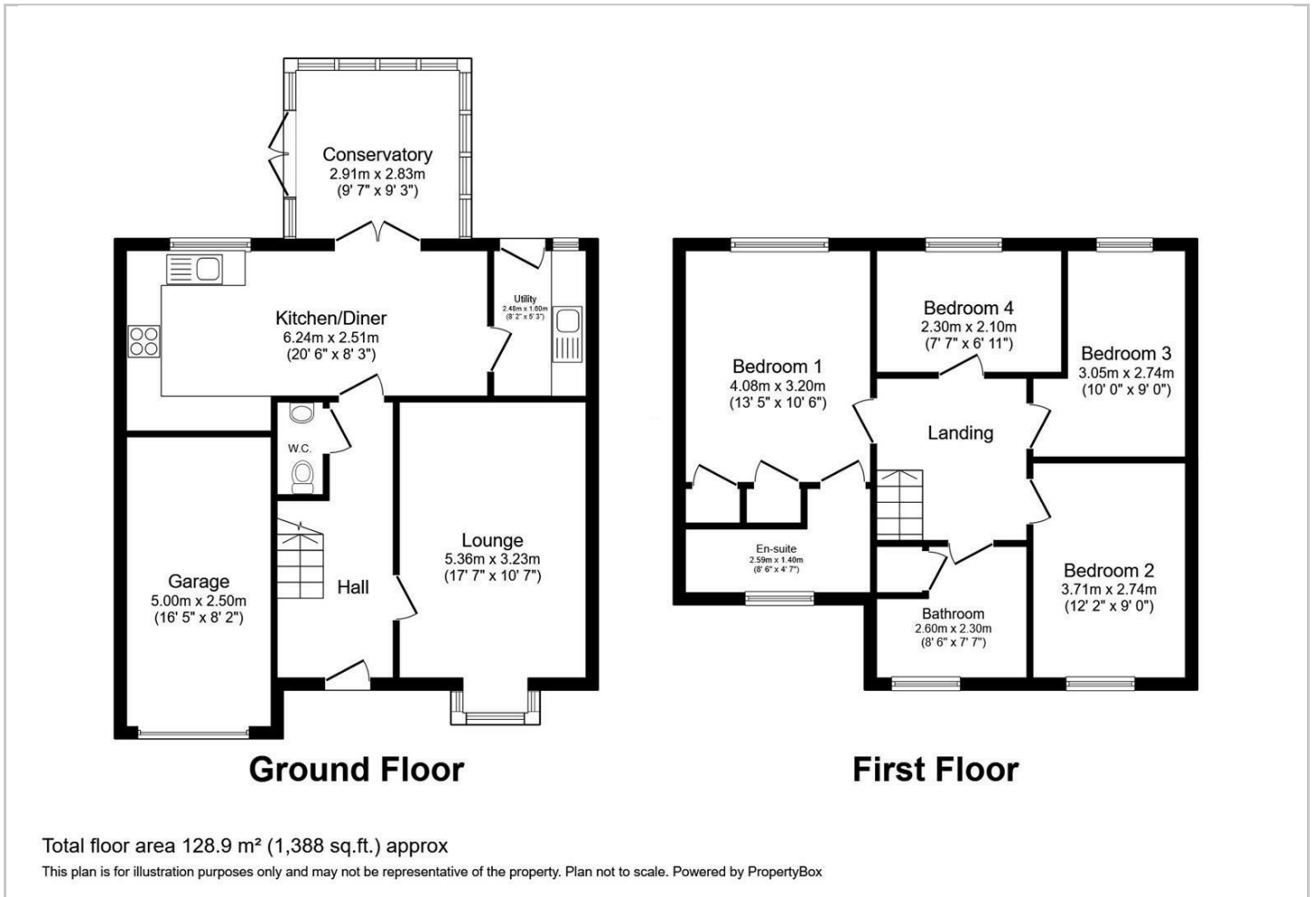
## Hybrid Map



## Terrain Map



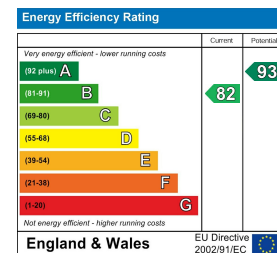
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.