



55 Rhos Fawr

Abergele, LL22 9YH

**Offers in the region of
£290,000**



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Beyond the confines of this charming abode, the vibrant community of Belgrano awaits, offering an array of amenities and attractions to explore. Whether it's leisurely walks along the beach promenade, admiring the coastal vistas, or indulging in local landmarks such as the historic Gwrych Castle and Manorafon Farm, there's something for everyone to enjoy.

Abergele itself adds to the appeal, with its family-friendly atmosphere and abundance of amenities, including esteemed schools, quaint shops, and inviting gastro pubs. Plus, with the added comforts of double glazing and gas central heating, this home ensures year-round comfort and efficiency for its lucky occupants.

Hall

WC

Living Room

15'5" x 14'1" (4.70m x 4.30m)

Dining Room

8'10" x 8'10" (2.70m x 2.70m)

Conservatory

15'8" x 8'6" (4.80m x 2.60m)

Kitchen

9'10" x 8'10" (3.01m x 2.70m)

Utility

8'10" x 6'6" (2.70m x 1.99m)

Study

9'6" x 8'6" (2.90m x 2.60m)

Garage/Storage

8'6" x 6'10" (2.60m x 2.10m)

Landing

Bedroom One

12'9" x 11'9" (3.90m x 3.60m)

En-suite

Bedroom Two

10'2" x 8'10" (3.10m x 2.70m)

Bedroom Three

10'2" x 8'6" (3.10m x 2.60m)

Bedroom Four

8'10" x 6'6" (2.70m x 2.00m)

Bathroom

5'10" x 5'6" (1.80m x 1.70m)

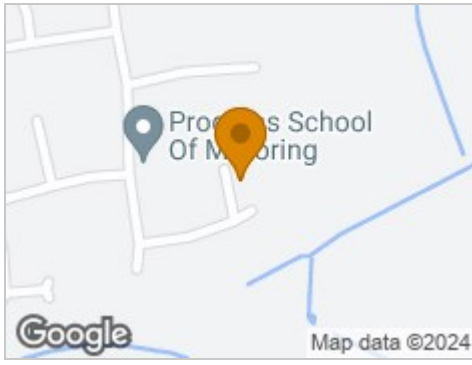
External

Step outside into the rear garden, enclosed by timber fencing, and discover a haven for outdoor

living. A decked area provides the perfect spot for soaking up the warm summer rays, while a patio area offers ample space for hosting barbecues and outdoor gatherings. The lush lawn invites children to play freely and provides a picturesque backdrop for family picnics and garden parties. In the front garden, a small lawn area complements the tarmac drive, providing ample off-road parking for vehicles.



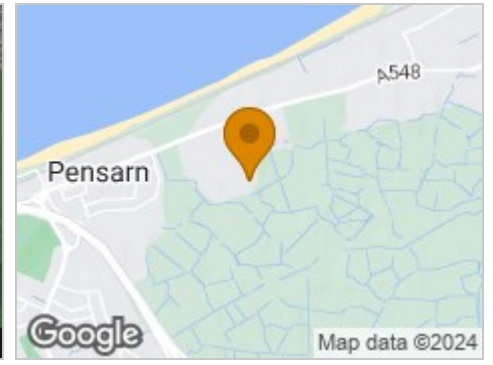
Road Map



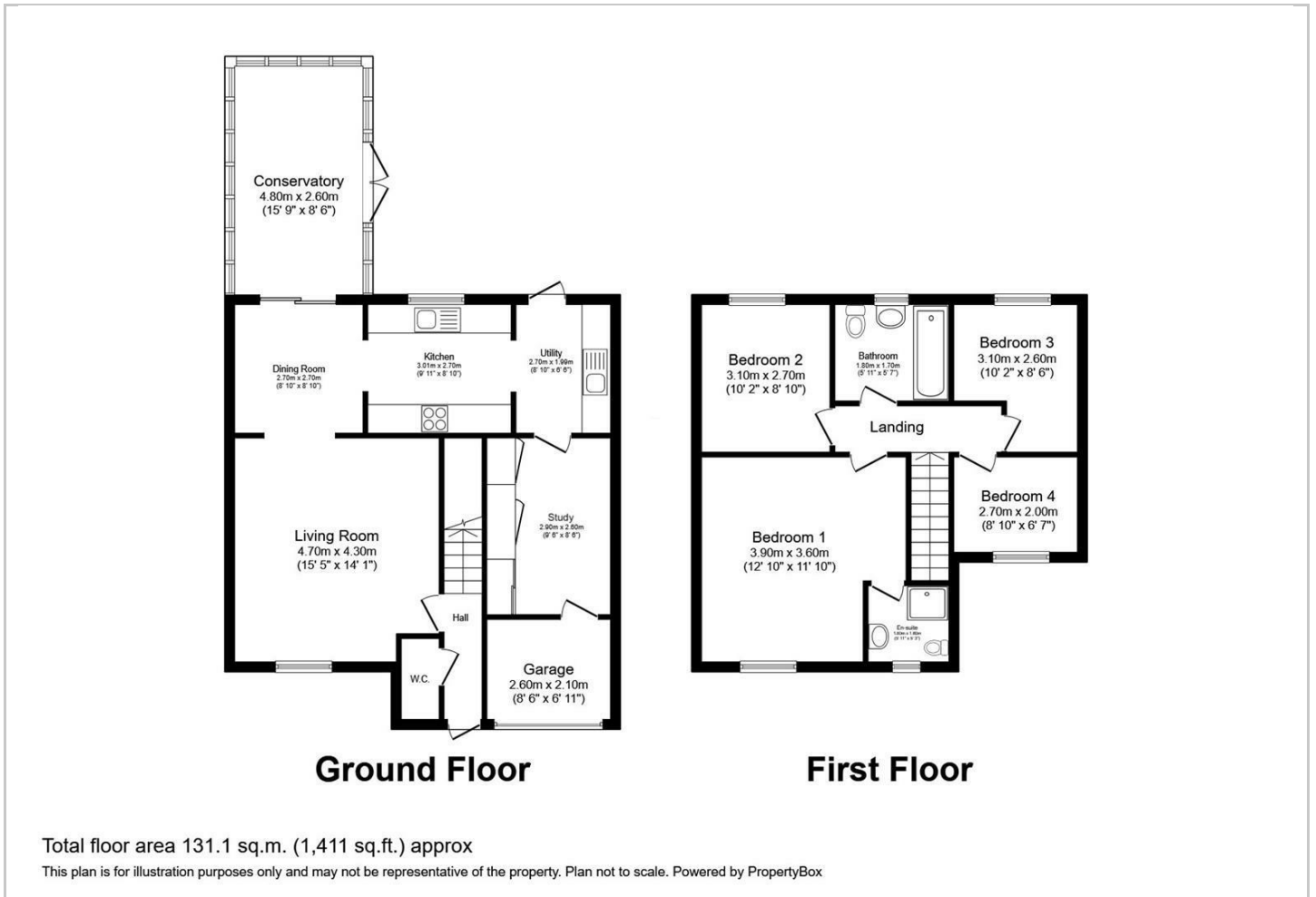
Hybrid Map



Terrain Map



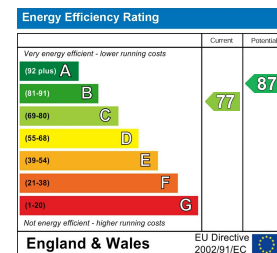
Floor Plan



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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