



6 Pen Y Cae

, Abergele, LL22 9AX

£300,000



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Accommodation

Ground Floor

Entrance Hallway

Open hallway linking all ground floor rooms, access to the sizeable double garage and staircase to the first floor.

Dining Room

11'0" x 9'6" (3.36m x 2.90m)

A charming space to the front of the property. Enjoy those home cooked meals or hosting get togethers in this well proportioned dining room. Equally, a versatile space you could use for a home office, ground floor bedroom or games room. Large window to the front aspect, plenty of natural light.

Living Room

15'2" x 13'7" (4.64m x 4.16m)

A bright and airy space benefitting from double patio doors leading into the rear garden. Neutrally decorated.

Kitchen

20'4" x 14'5" (6.20m x 4.40m)

Fitted with a range of wall and base units allowing for plenty of storage. A conveniently placed breakfast bar is perfect for a quick bite before heading out, or to enjoy a cuppa! Under-sink plumbing for dishwasher. Archway leads through to the study, but the current owners have in past times considered

opening the kitchen out, so an option to think about. Window looking into the rear garden.

Study

12'10" x 9'8" (3.93m x 2.96m)

Through the archway from the kitchen, currently serving as a study space. Well equipped for exactly that, or alternatively, given the versatility of this space you could look at a dining area too.

Utility & WC

Fitted worktop surface with space for a washing machine below. Wall mounted boiler. Power points. Side elevation doorway leading into garden. Door into downstairs WC.

First Floor

Bedroom One

15'5" x 9'7" (4.70m x 2.94m)

Well proportioned bedroom benefitting from en-suite shower room. To the front elevation of the property with large window overlooking the garden and driveway.

En-Suite Shower Room

Walk in shower cubicle with Mira Shower. Wash basin and WC. Frosted privacy glass window.

Bedroom Two

13'0" x 12'2" (3.98m x 3.72m)

Well proportioned bedroom benefitting from en-suite

shower room. To the rear elevation of the property with large window overlooking the rear garden.

En-Suite Shower Room

Walk in shower cubicle with Mira Shower. Wash basin and WC. Frosted privacy glass window.

Bedroom Three

10'11" x 10'6" (3.35m x 3.22m)

Well proportioned bedroom to the rear elevation of the property with large window overlooking the rear garden.

Bedroom Four

10'7" x 8'5" (3.23m x 2.58m)

Well proportioned bedroom to the front elevation of the property with large window overlooking the garden.

Bedroom Five

9'9" x 7'9" (2.99m x 2.38m)

Rear elevation bedroom. Carpeted flooring. Window overlooking garden. Versatile and flexible options once again with this room.

Bathroom

Three piece bathroom suite. Bathtub, wash basin and WC. Frosted glass privacy window.

External

The front garden is made up of lawn area and tarmac driveway. Planted tree towards the pavement end of the lawned area. The driveway leads to the double garage which is currently boarded out as a studio, but could quite easily be re-instated as a garage facility should you wish.

The rear garden is a real haven, boasting large purpose built shed and social BBQ area, perfect for those family and friend gatherings, or simply to enjoy the outdoor al fresco style lifestyle. The large sweeping lawns give plenty of surface space with sunlight beaming down on the warmer days. The rear garden is enclosed, some mature trees and shrubs provide that extra privacy and the garden as a whole is enclosed by timber fencing.



Road Map



Hybrid Map



Terrain Map



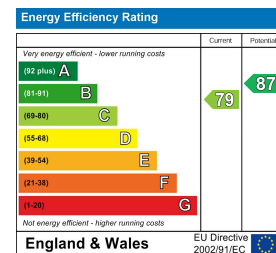
Floor Plan



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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