



## 4 Heol Aled

Abergele, LL22 7UR

**Offers in excess of £290,000**



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Upstairs, the landing offers access to the loft, providing additional storage. The primary bedroom is generously proportioned, capable of accommodating a variety of furniture, and offers a glimpse of the sea. This room also includes a versatile adjacent space, ideal for an ensuite conversion or a walk-in wardrobe. The second and third bedrooms are equally spacious, each offering tranquil views—one of the sea and the other of the picturesque Coed Y Gopa woodlands. The well-appointed family bathroom is fully tiled and features a hand wash basin and a P-shaped bath with an overhead electric shower. A separate WC adds to the home's convenience. The ground-floor fourth bedroom offers versatility, perfect as an additional reception room or a comfortable bedroom with enough space for a double bed and wardrobes.

The sun-drenched southwest-facing rear garden is an oasis of calm, perfect for enjoying long summer days. Enclosed by secure timber fencing, it features a large patio area for alfresco dining, a lawned section for children's play, and a sheltered gazebo for shaded relaxation. There is also room

for a garden shed, with side access available on both sides of the property.

This home has been lovingly maintained and thoughtfully extended, resulting in a property that is both beautiful and highly functional. Additional features include gas central heating via a combi boiler, double glazing throughout, a single garage with a manual up-and-over door, and extensive off-road parking.

Situated in an exclusive cul-de-sac, this property offers a rare opportunity in a location where homes seldom come to market. With easy access to the beach, park, and scenic wooded hills, it promises endless opportunities for outdoor adventures. Abergele town centre, rich in amenities, is within walking distance, while local schools are conveniently close, either by foot or a short drive.

## **Porch**

## **Living Room**

14'9" x 12'11" (4.52m x 3.94m)

## **Dining Area**

8'7" x 8'2" (2.64m x 2.51m)

### Lounge Area

9'6" x 8'7" (2.92m x 2.64m)

### Kitchen

11'3" x 8'0" (3.43m x 2.44m)

### Bedroom Two

16'8" x 8'7" (5.10m x 2.62m)

### Landing

### Bedroom One

14'6" x 10'5" (4.42m x 3.18m)

### Bedroom Three

10'5" x 8'9" (3.18m x 2.67m)

### Bedroom Four

9'10" x 8'7" (3.00m x 2.62m)

### Bathroom

8'2" x 6'5" (2.51m x 1.98m)

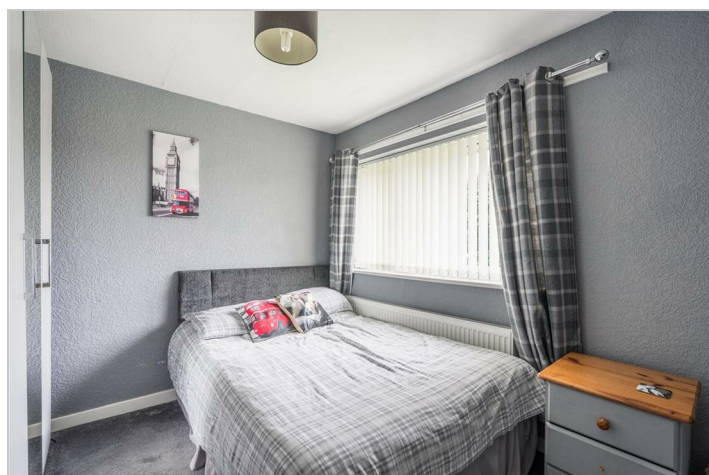
### WC

### Storage/Dressing Room

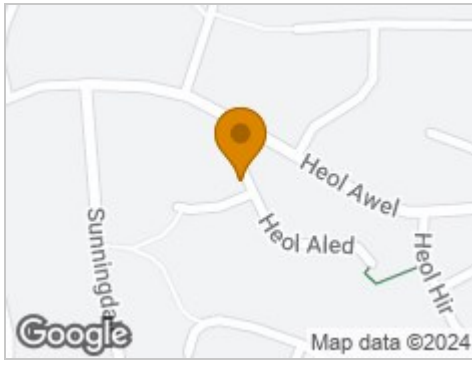
11'10" x 8'7" (3.63m x 2.62m)

### Garage

17'1" x 8'11" (5.23m x 2.72m)



## Road Map



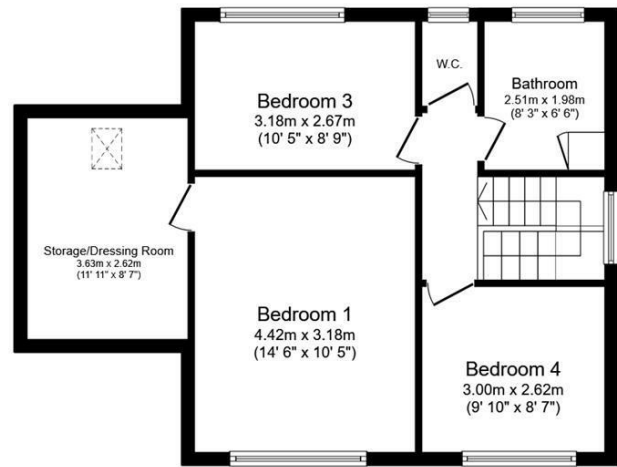
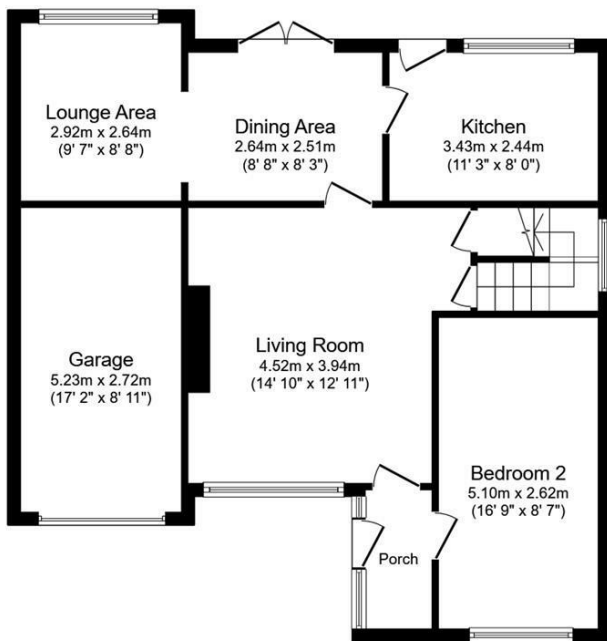
## Hybrid Map



## Terrain Map



## Floor Plan



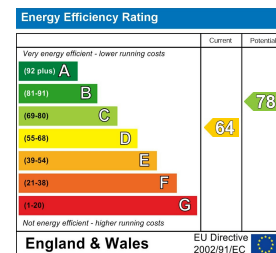
**TOTAL: 135.8 m<sup>2</sup> (1,462 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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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