



5 Cae Ddol

Abergele, LL22 8FP

Offers over £330,000



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The Tour

This immaculate home features a thoughtfully designed interior, perfectly suited for modern family living. The welcoming entrance hall leads to a small cloakroom for added convenience. The bright and spacious lounge offers a comfortable retreat, with plenty of space for a large corner sofa, ideal for relaxation and quality family time.

The contemporary kitchen, dining room, complete with patio doors opening to the rear garden, serves as a fantastic space for entertaining with family and friends. Equipped with sleek floor and wall tiles, integrated fridge, freezer and oven, there's still room for a large 6-seater dining table. Adding to the home's practicality, a well-appointed utility room enhances its appeal, making everyday living both effortless and enjoyable.

Heading upstairs, you'll find four double bedrooms, one with en-suite, and the family bathroom. All bedrooms are neutrally decorated for ease of moving in and adding your own personality to this fantastic home. The family bathroom is equipped with a bathtub and overhead shower, basin, WC, and heated towel rail.

The Exterior

At the front, the home features a spacious driveway leading to a single garage, complemented by a neatly maintained lawn. The rear garden is designed for both relaxation and entertaining, with a large lawn, a wraparound patio, and high privacy fencing. A timber-decked area provides the perfect spot for outdoor furniture, while a charming timber-built bar area adds a unique touch, making it an ideal space for gatherings.

The Location

Situated in the sought-after seaside town of Abergele, with the historic Gwrych Castle as a backdrop, this home offers easy access to local amenities. The town centre, just a 5-10 minute walk away, features a traditional butchery, bakery, supermarket, cosy cafes, schools, and excellent transport links. The stunning coastline is less than a five-minute drive away, as is the A55 expressway, making this location both convenient and scenic.

Porch

Hall

Lounge

14'11" x 11'1" (4.56m x 3.40m)

Kitchen/Diner

18'8" x 8'10" (5.70m x 2.71m)

Utility

8'9" x 5'2" (2.69m x 1.59m)

WC

Bedroom One

13'10" x 9'3" (4.22m x 2.84m)

En-suite

9'1" x 3'10" (2.79m x 1.19m)

Bedroom Two

13'9" x 10'4" (4.20m x 3.15m)

Bedroom Three

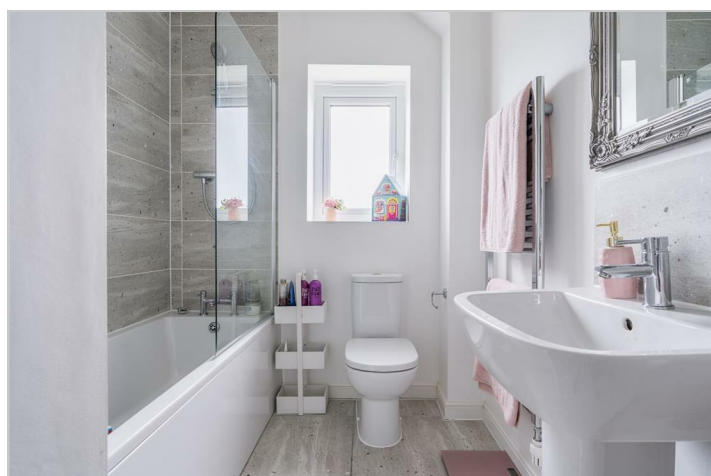
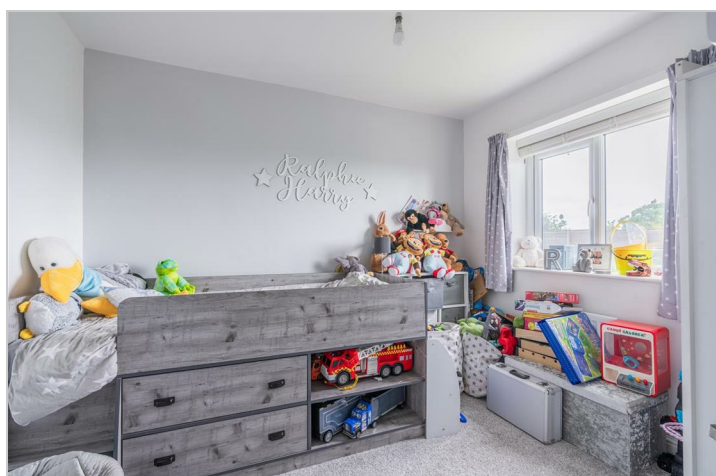
11'8" x 8'8" (3.56m x 2.65m)

Bedroom Four

8'9" x 8'8" (2.69m x 2.66m)

Bathroom

9'1" x 6'1" (2.78m x 1.87m)



Road Map



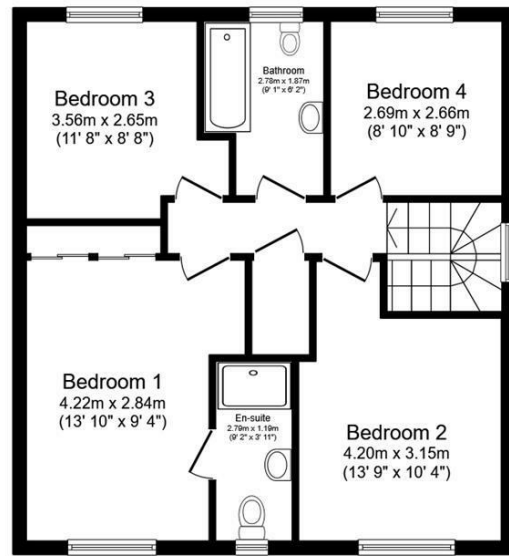
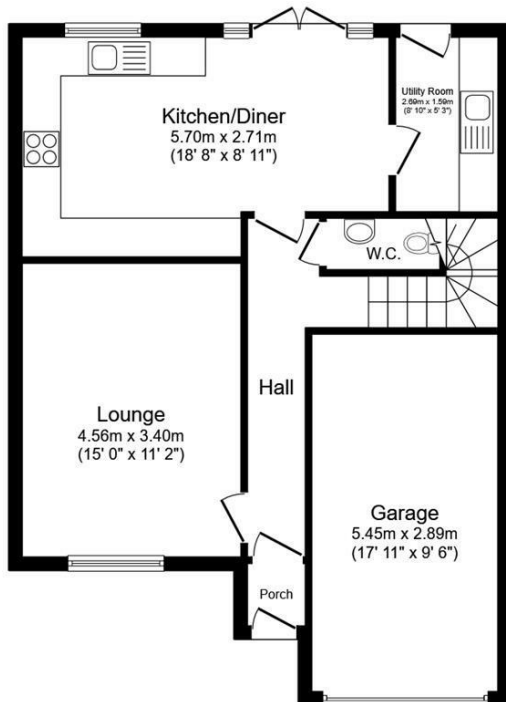
Hybrid Map



Terrain Map



Floor Plan



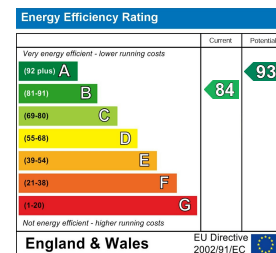
TOTAL: 126.3 m² (1,360 sq.ft.)

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 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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