



6 Mor Awel

Abergele, LL22 7ND

£175,000



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Upon entering, one is welcomed by a large, bright lounge, an inviting space perfect for both relaxation and entertaining. The kitchen, well-appointed and functional, provides an ideal setting for culinary adventures. The two cosy bedrooms offer tranquillity and comfort, while the conservatory serves as a serene retreat, bathed in natural light and providing seamless access to the rear garden.

The property boasts a low-maintenance, sunny aspect rear garden, perfect for those who love to enjoy the outdoors without the upkeep. The garden's design encourages relaxation, making it a perfect spot for morning coffee or evening gatherings. Additionally, the bungalow features an attic room, offering ample storage space, and off-road parking, adding to its practicality.

Situated in the heart of Abergele, this bungalow benefits from its proximity to an array of local attractions and rich history. Abergele is a town steeped in history, with origins dating back to Roman times. Its strategic location made it an important market town in the medieval period, and today it retains a charming mix of historic and

modern amenities. Just a stone's throw away is the award-winning Pentre Mawr Park, a verdant oasis offering a variety of recreational activities, from leisurely walks to vibrant community events. The park's beautifully maintained gardens and open spaces provide a perfect setting for picnics and outdoor enjoyment.

A short stroll will take you to Pensarn Beach, renowned for its stunning coastal walks and breathtaking sea views. This beautiful stretch of coastline is ideal for morning jogs, evening strolls, or simply unwinding to the sound of the waves. The beach's serene environment makes it a favoured spot for both locals and visitors seeking a peaceful escape.

This charming bungalow is perfectly positioned to take full advantage of Abergele's amenities. The combination of its thoughtful design, modern features, and prime location makes it an ideal home for those seeking a blend of comfort, convenience, and coastal living. Early viewings are highly recommended to fully appreciate the charm and quality of this delightful bungalow. Whether

you are looking for a tranquil retreat or a home close to vibrant community hubs and scenic landscapes, this property offers it all. Don't miss the opportunity to make this charming bungalow your own and enjoy the best of Abergele living.

Porch

Hall

Living Room

15'8" x 12'9" (4.80m x 3.90m)

Kitchen

11'5" x 8'6" (3.50m x 2.60m)

Lobby

Bedroom One

13'9" x 9'6" (4.20m x 2.90m)

Bedroom Two

12'1" x 7'6" (3.70m x 2.30m)

Conservatory

11'9" x 7'10" (3.60m x 2.40m)

Bathroom

8'6" x 4'11" (2.60m x 1.50m)

Garage

19'8" x 9'2" (6.00m x 2.80m)

Attic Room

21'7" x 8'4" (6.59m x 2.56m)



Road Map



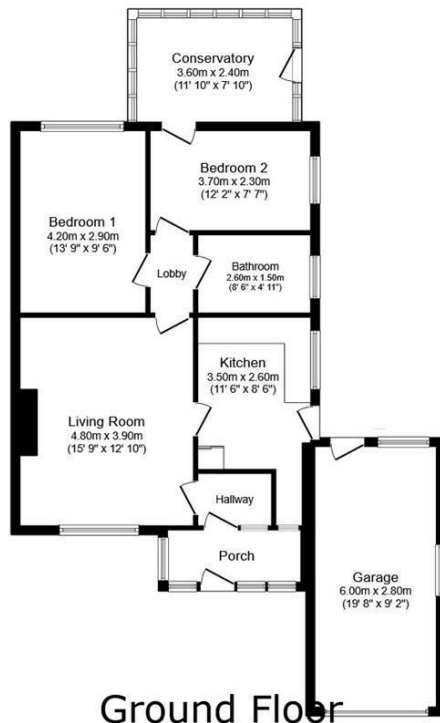
Hybrid Map



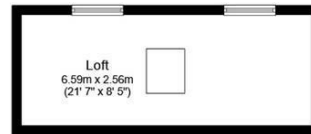
Terrain Map



Floor Plan



Ground Floor
Floor area 91.7 m² (987 sq.ft.)



First Floor
Floor area 17.2 m² (185 sq.ft.)

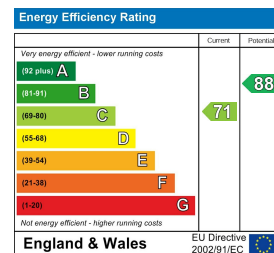
TOTAL: 108.9 m² (1,172 sq.ft.)

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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