



1 Lon Deg

, Abergele, LL22 8PZ

**Offers in the region of
£260,000**



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The Tour

As you approach, a large front garden filled with beautiful trees and a lush lawn encircles this detached bungalow with its own garage.

Stepping inside through the separate entry hall, you're welcomed into the spacious, open-plan living and dining area, which features a serving hatch connecting to the kitchen. This inviting room, complete with soft carpeting, an electric fireplace, and neutral tones, serves as a warm heart of the home.

The kitchen, which opens directly onto the rear garden, includes an induction hob, oven, and plenty of both under-counter and overhead storage – providing all the essentials.

Returning to the hallway, you'll find three comfortable bedrooms and a family bathroom located on the other side of the property. Each bedroom easily accommodates a double bed along with ample storage, and large windows bring in plenty of natural light from the surrounding gardens. The bathroom is well-equipped with a shower, basin, WC, and a heated towel rail.

The Exterior

Accessible directly from the garage, the rear

garden is fully enclosed with high fencing, offering both privacy and a sense of seclusion. A patio area provides space for garden furniture, while the majority of the garden is laid to lawn, featuring a charming stone path that meanders through the grassy area.

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 short 5-minute walk away, features a traditional butchery, bakery, supermarket, cosy cafes, schools, and excellent transport links. The stunning coastline is only a 5-minute drive away, as is the A55 expressway, making this location both convenient and scenic.

Lounge/Diner

21'9" x 12'4" (6.63m x 3.76m)

Kitchen

10'9" x 8'3" (3.30m x 2.53m)

Bathroom

Bedroom One

11'6" x 10'9" (3.51m x 3.28m)

Bedroom Two

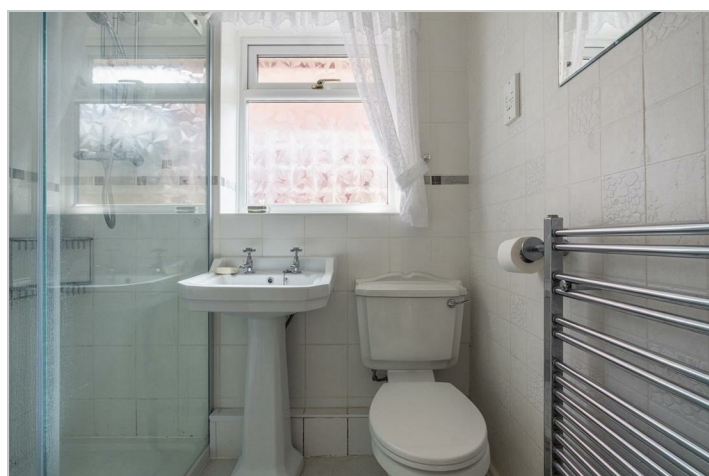
10'9" x 9'10" (3.28m x 3.00m)

Bedroom Three

Garage

External

Large rear garden and also wrap around front garden



Road Map



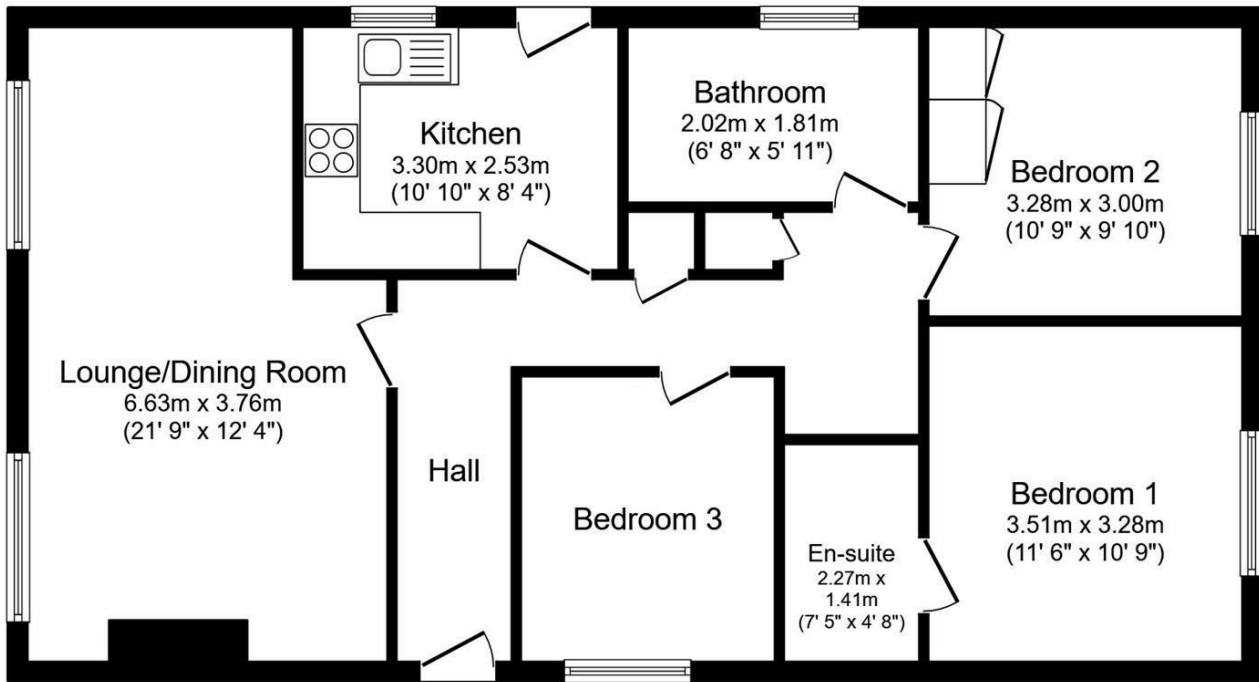
Hybrid Map



Terrain Map



Floor Plan



Floor Plan

Floor area 84.2 sq.m. (906 sq.ft.)

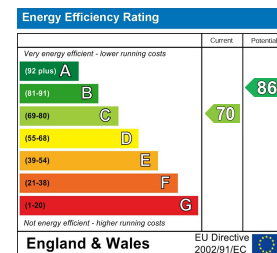
TOTAL: 84.2 sq.m. (906 sq.ft.)

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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