



## 26 Maes Cynbryd

Llanddulas, Abergele, LL22 8HF

**Offers over £160,000**



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Looking for something you can make your own? This property located right in the heart of Llanddulas is packed full of potential. Perfect for someone looking for their first home, or an investor looking to start or grow their portfolio. An ideal location, with easy access to the A55, perfect for those who need to commute across North Wales, while being just a short walk to the beach front.

Heading inside this three-bedroom home, on the ground floor accessible from the hallway you have a kitchen and lounge to the rear of the property, with a study which could be used as a fourth bedroom to the front. The galley style kitchen provides plenty of storage and worktop space, and access to the rear garden. The spacious lounge is flooded with light due to the large window to the rear, a private room that looks out on to the rear garden.

Upstairs you have three bedrooms, two of which doubles, all serviced by the family bathroom. Providing plenty of room for all the family.

At the rear of the property the garden is made up of a large lawn area, with separate patio perfect for

dining outdoors. A gate provides access to parking area at the rear. The front garden is mainly lawn with a pathway leading to the front of the property.

This home has the perfect location situated on Maes Cynbryd in the heart of Llanddulas village centre, this property offers convenient access to various amenities including a chip shop, post office, the popular Valentine Inn, along with an Indian restaurant and takeaway. A short walk to Llanddulas beach, and coastal other paths, perfect for those who like to get outdoors. Commuting along the North Wales Coast is effortless with the A55 just moments away!

## **Lounge**

15'11" x 10'9" (4.87m x 3.29m)

## **Kitchen**

13'4" x 6'9" (4.07m x 2.06m)

## **W/c**

## **Study**

10'9" x 6'5" (3.28m x 1.98m)

## **Bedroom One**

13'11" x 9'8" (4.25m x 2.95m)

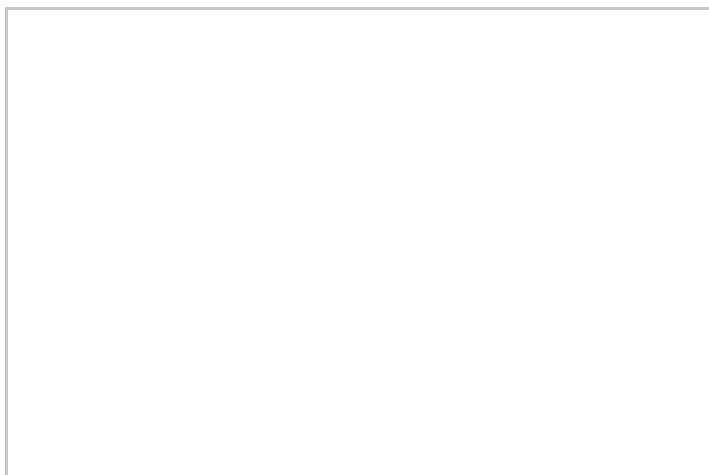
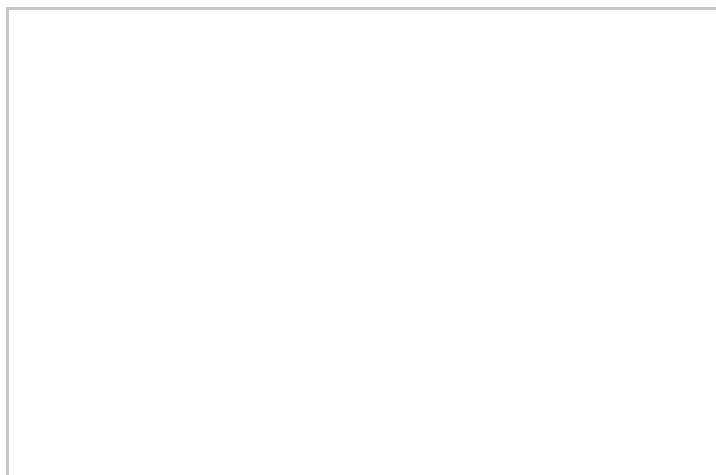
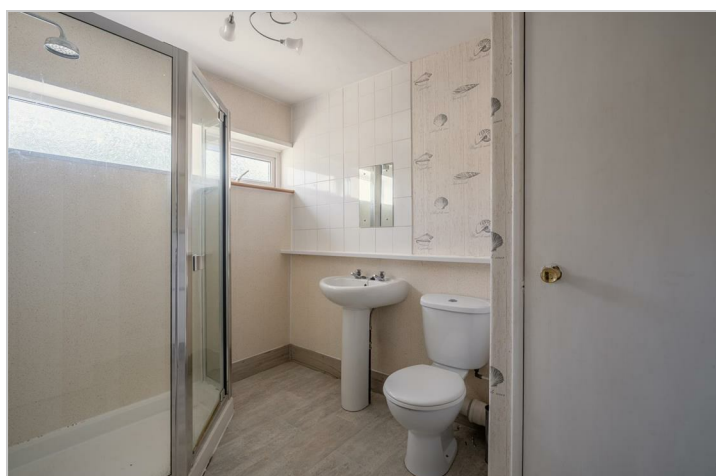
## **Bedroom Two**

13'10" x 7'8" (4.23m x 2.34m)

## Bedroom Three

10'9" x 6'6" (3.29m x 2.00m)

## Bathroom



## Road Map



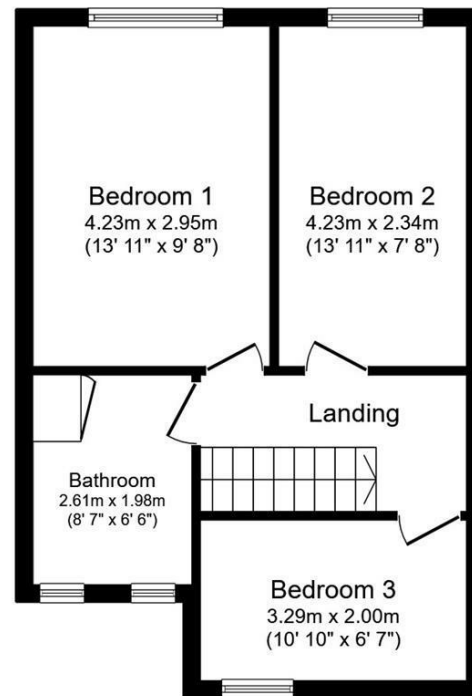
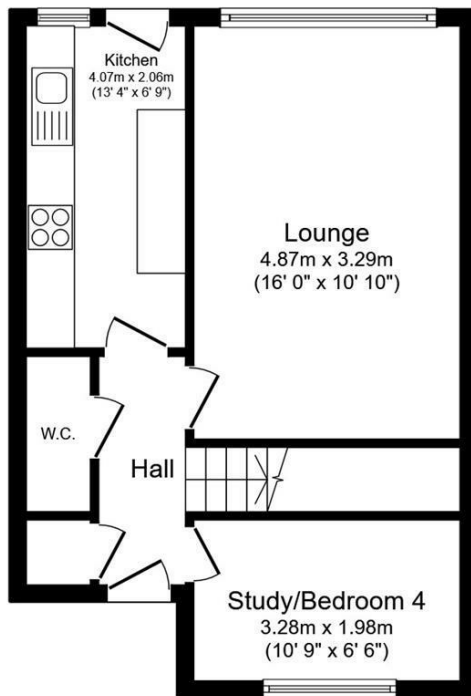
## Hybrid Map



## Terrain Map



## Floor Plan



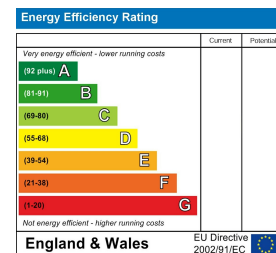
**TOTAL: 82.7 m<sup>2</sup> (890 sq.ft.)**

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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