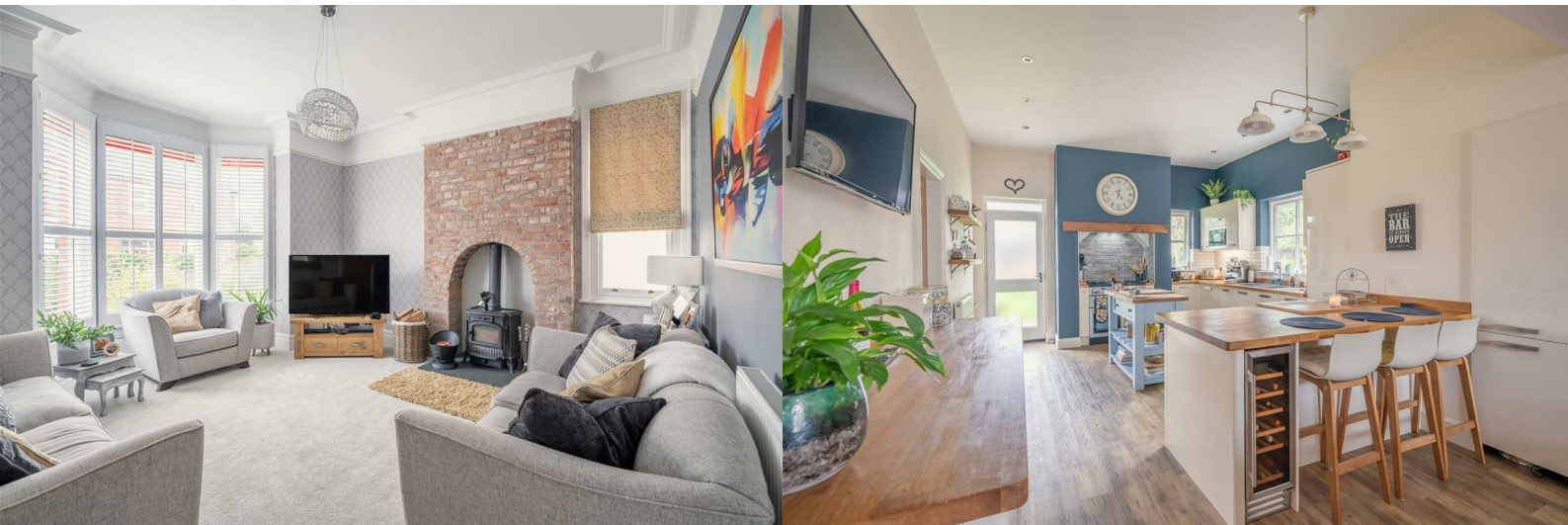




St. George Road

Abergele, LL22 7HB

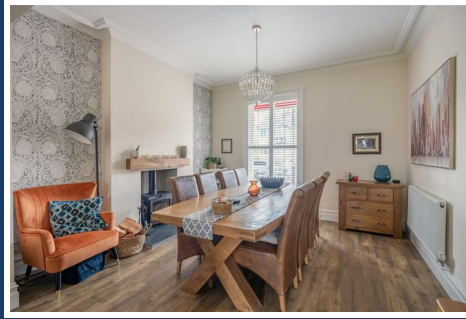
£450,000



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Accommodation

Spread over three floors, and just over 2650 square feet, there is plenty of space for a growing family. The accommodation is made up of three main reception rooms, six bedrooms and four bathrooms, with additional service areas such as a utility and pantry. The modernisation and interior styling have been carried out in a way that blends traditional features like, fireplaces, high ceilings, original flooring and the beautiful, refurbished sash windows and shutters, combined with modern touches that can be found most prominently in the kitchen and bathroom areas.

Approaching this gorgeous Victorian property, you enter under a canopy into an entrance porch featuring a stain glass window and original tiled flooring. This style continues into the hallway where you can access all of the primary reception rooms. At the front of the property is a family lounge, with a feature fireplace and log burning stove and large bay window bathing the room in light. Running the full length of the house is a modern kitchen diner, formerly two rooms which has been opened to create a lovely social space. At the rear the kitchen area boasts a feature oven, plenty of storage space, along with ample worktop area. Then to the front of the room a large dining area, the two spaces are divided by a breakfast bar and there is also access to a utility room and out into the rear garden. At the back of the property, you have a more formal second sitting room, with large sash windows and another feature fireplace installed with a log burning stove, a perfect cocktail room great for entertaining. The ground floor is also serviced with and downstairs cloakroom (WC) and a separate pantry.

Heading upstairs to the first floor, you'll find three double bedrooms. Two of these serviced with private ensuite's. The main bedroom located to the front of the property is a lovely and bright space owing to the dual aspect windows, additionally benefiting from a private dressing room. Across the hall, a real wow factor, this luxurious main bathroom features a walk-in shower, free standing bath, and is styled beautifully by the current owners, photos truly don't do this

space justice. Ascending the stairs to the second floor, there are a further three rooms, these are extremely versatile and could be utilised as additional bedrooms, or a variety of options such as a study, home office, playroom or even a child's nursery, as one is used for today.

Outdoor Space

The attention to detail continues outside, the garden has been designed and landscaped in a way that makes you want to spend a lot of time here. The front patio is perfect for dining, partially undercover, fitted with heat lamps so this space can be enjoyed all year around. To the rear of the garden you have a converted bar, completely fitted out with TV, seating, and even a fold down window to serve friends and family in the garden. You then have a raised deck area, the perfect seating area as it gets bathed in sun light. A converted outbuilding has been turned into a garden room with French doors, this can be used to simply relax in the garden or could be used as an outdoor office, studio for art or yoga, or a range of other activities. The garden room has access to the back garden rear gate at the side, meaning you can use this space without entering the house. Finally, the garden and outdoor areas are serviced with a large storage shed to the side of the property. At the front of the house, you have private off-road parking for two vehicles and a well-maintained garden area.

Location

Abergele itself is a vibrant market town centrally located along the North Wales Coast, offering a choice of bars, pubs and restaurants, along with other local amenities such as shops, schools, and leisure facilities. Abergele provides convenient access to major cities such as Chester and Manchester via the A55, as well as providing a gateway to the natural wonders of Snowdonia, Anglesey, and the picturesque town of Llandudno to the west. Experience the epitome of refined coastal living in this distinguished residence, where history meets contemporary living.

Entrance Porch

4'5" x 7'2" (1.37m x 2.19m)

Hallway

Tel: 01745 630322

Lounge

13'6" x 14'3" (4.14m x 4.36m)

Kitchen Area

16'7" x 13'2" (5.08m x 4.02m)

Dining Area

13'2" x 12'4" (4.02m x 3.78m)

Utility

5'2" x 7'2" (1.59m x 2.20m)

Sitting Room

14'5" x 11'2" (4.40m x 3.42m)

Downstairs Cloakroom (WC)

5'2" x 3'10" (1.59m x 1.18m)

Pantry**First Floor Landing****Bedroom One**

13'7" x 14'5" (4.15m x 4.41m)

Dressing Room

5'1" x 8'2" (1.55m x 2.50m)

Bedroom Two

13'2" x 12'4" (4.02m x 3.78m)

Ensuite

3'2" x 8'5" (0.98m x 2.58m)

Bedroom Three

13'2" x 13'5" (4.02m x 4.09m)

Ensuite

5'2" x 8'5" (1.60m x 2.58m)

Second Floor Landing**Bedroom Four**

21'1" max x 28'10" max (6.43m max x 8.80m max)

Bedroom Five

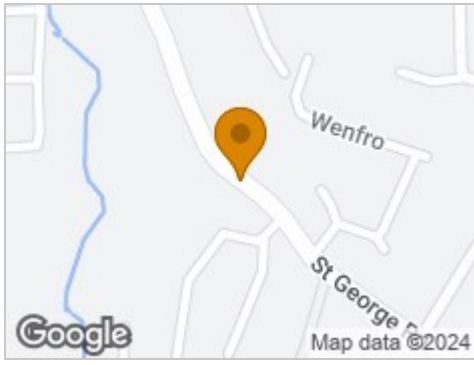
7'8" x 11'8" (2.35m x 3.56m)

Bedroom Six

7'8" x 10'9" (2.35m x 3.30m)

Garden Room**Bar Room**

Road Map



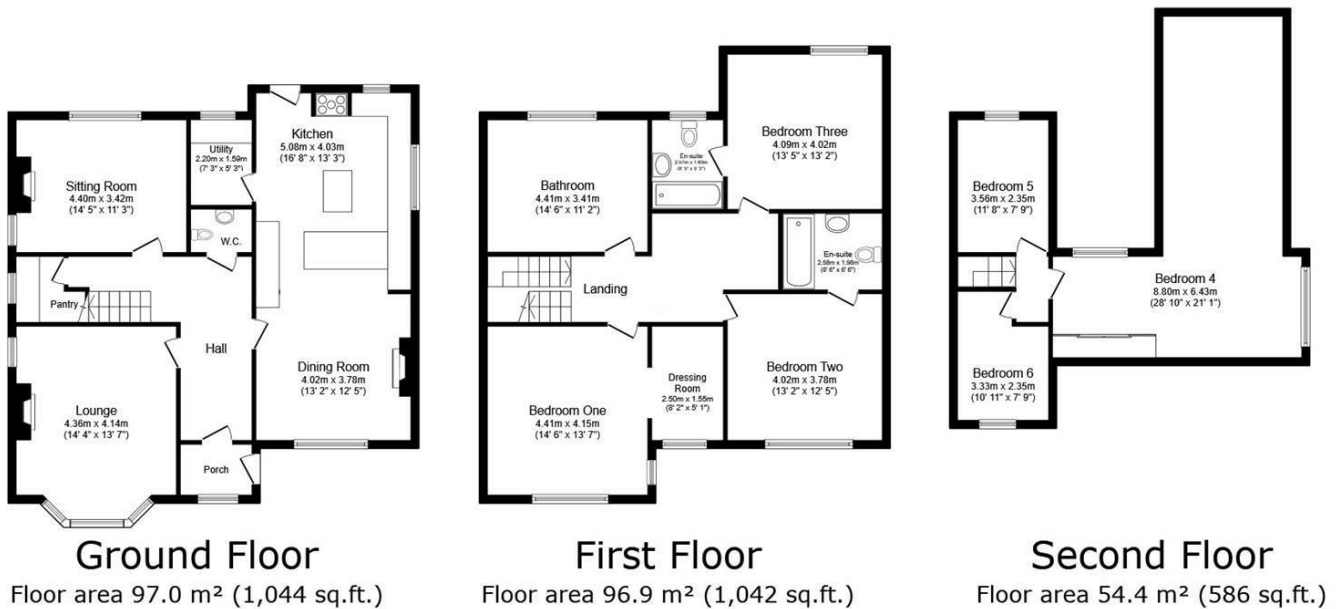
Hybrid Map



Terrain Map



Floor Plan



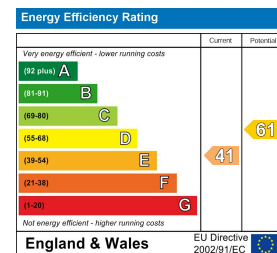
TOTAL: 248.2 m² (2,672 sq.ft.)

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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