



## Heol Elwy

Abergele, LL22 7US

**Offers over £425,000**

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## Accommodation

The vast accommodation is spread over nearly 2000 square feet, a sizable family home. Given the quality of finish and changes made by the current owners this is certainly a property you need to visit to truly appreciate all it has to offer. However, we will take you for a quick tour here.

Upon entering, on your left is a spacious study, a versatile space that lends itself to a variety of potential uses from sitting room, snug or playroom. Heading down to the rear of the property, the showstopper! An incredible open space which makes up your main living area. You enter to a modern kitchen, finished to the highest standard with contemporary fixtures and fittings, and a stylish bar type feel. This then opens into a butler's pantry, and utility perfect for food preparation and storage, ensuring the focal kitchen remains clean and tidy. Opening from the kitchen stretching the width of the home, an impressive living and dining space, a real hub of the home. The space is made bright and airy the run of double doors opening out on the beautifully landscaped garden. Finally before leaving this luxurious open plan area, a more cosy sitting room area perfect for crashing and watching TV. The ground floor is then serviced with a downstairs cloakroom (WC) and storage area in a reduced volume garage.

Heading upstairs the open staircase brings you to a landing area where you can access all four bedrooms, one of which currently being used as a dressing room to the main

bedroom. The main bedroom suite is an incredible space comprising of dressing room, ensuite, and an incredible sleeping area with vaulted ceiling and Juliet balcony capturing the stunning views. The current dressing room has been designed in a way that can still be used as a fourth bedroom with access to the main ensuite. The remaining two double bedrooms are set at the front of the property and serviced by a family bathroom.

## Outdoor Space

The rear garden is simply a masterpiece, integrated into the heart of the main house, seamlessly flowing between the two, this has been landscaped and planted with the utmost care and attention. Balancing both an amazing social space, ideal for hosting and entertaining, with a lovingly tranquil space with carefully grown and matured gardens. The multi-functional space has been kitted out with areas for outdoor cooking, sitting, and al fresco dining. The landscaping combines structural elements providing covered seating, while maintaining a large lawn area for families to enjoy. Additionally, a purpose-built garden room perfect to escape for a tranquil moment. To the front of the property a large private driveway providing ample offroad parking and access to the rear garden via a gate to the side. The mature gardens continue at the front increasing the curb appeal.

## Location

The community and market town of Abergele, with its local shops, delightful cafes and amenities is just a short walk away. Loose yourself in the town's rich history, with the

renowned Gwyrch Castle and its history of Welsh poets. Schedule you're viewing today and seize the opportunity to call this enchanting property home.

### Hallway

### Living, Dining, and Kitchen

29'6" x 22'10" (9.01m x 6.96m)

### Butlers Pantry

12'9" x 8'3" (3.89m x 2.52m)

### Study

17'7" x 10'7" (5.38m x 3.25m)

### Downstairs Cloakroom (WC)

### Garage

8'3" x 4'6" (2.52m x 1.39m)

### Landing

### Bedroom One

20'7" x 15'0" (6.28m x 4.58m)

### Ensuite

5'6" x 4'7" (1.70m x 1.42m)

### Dressing Room, Bedroom Four

13'1" x 10'9" (4.01m x 3.30m)

### Bedroom Two

15'5" x 11'0" (4.70m x 3.37m)

### Bedroom Three

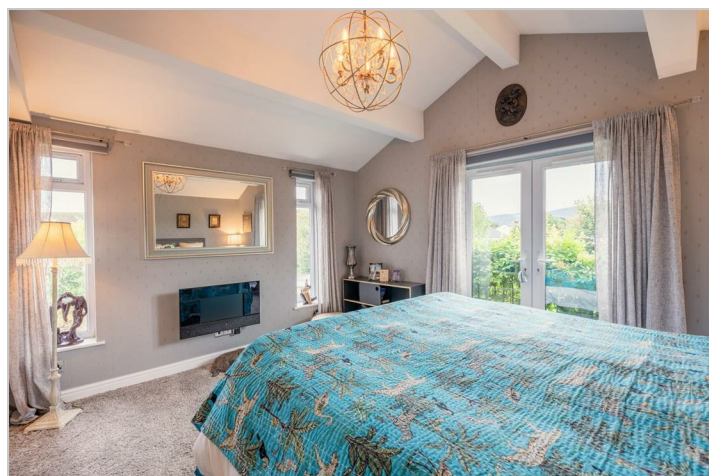
12'11" x 10'9" (3.96m x 3.30m)

### Bathroom

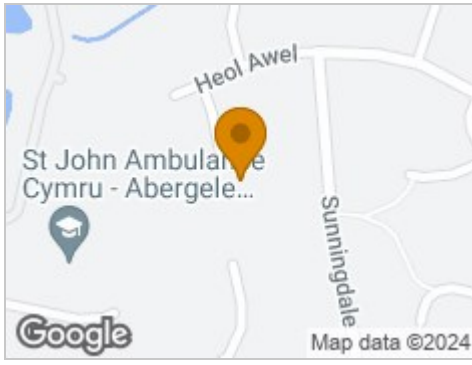
8'10" x 7'5" (2.70m x 2.27m)

### Garden Room

13'11" x 10'5" (4.25m x 3.18m)



## Road Map



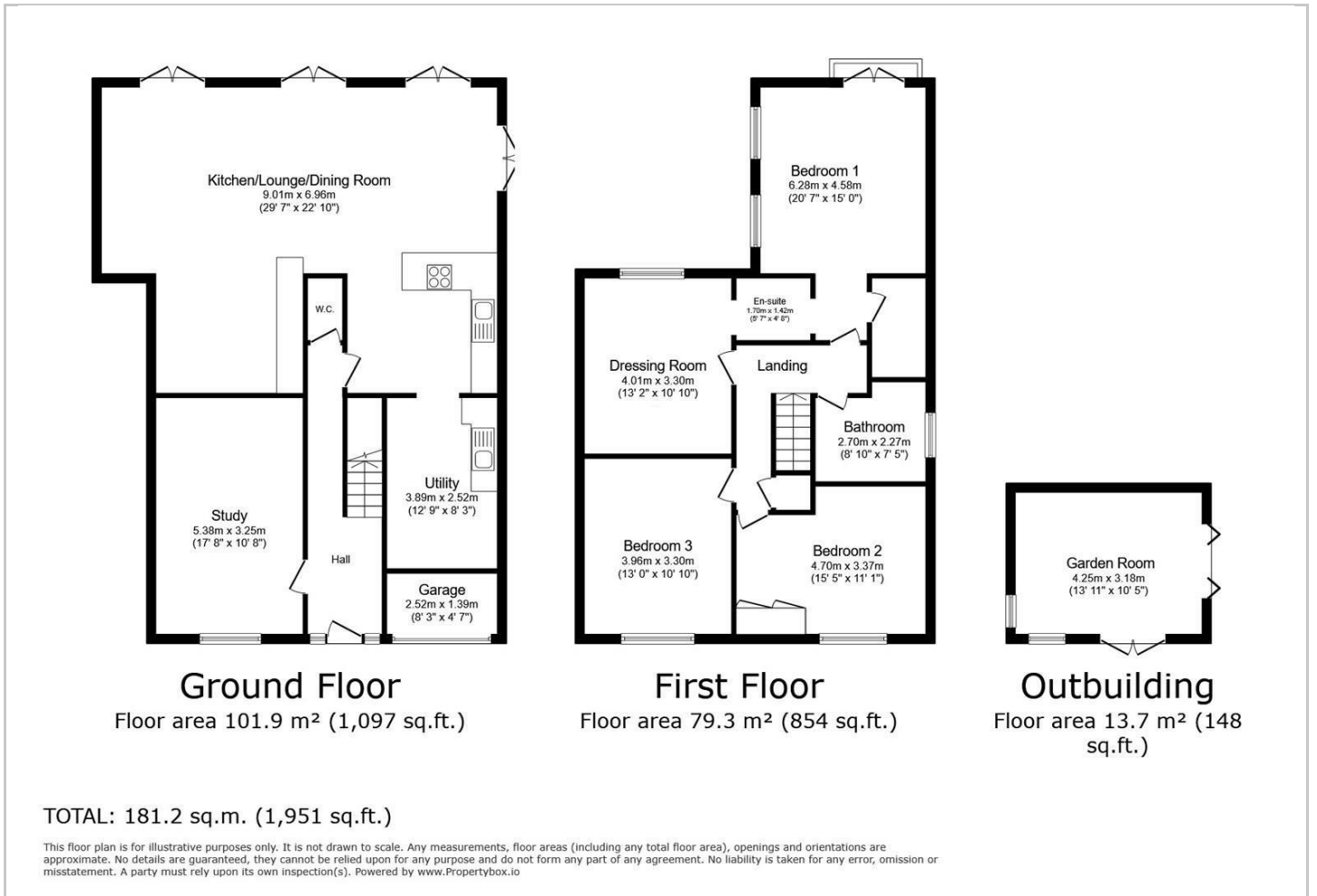
## Hybrid Map



## Terrain Map



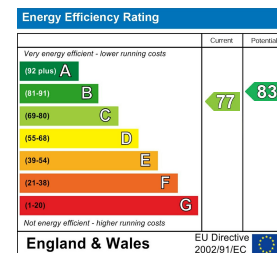
## Floor Plan



## 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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