



## St. George Road

Abergele, LL22 7HB

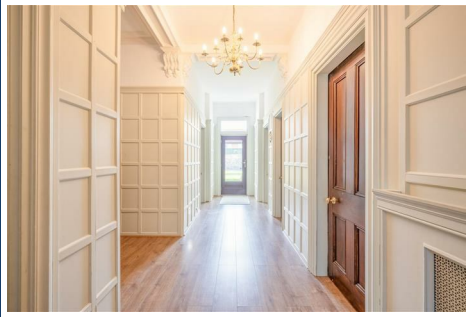
**£390,000**



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The family lounge is a warm, inviting space with a neutral colour scheme that highlights a focal fireplace and expansive windows. It's the perfect room for relaxation and family enjoyment. The spacious kitchen strikes a balance between traditional and modern, with built-in appliances and ample space for cooking and entertaining. Adjacent is a versatile utility room with its own rear entrance, providing convenient access to the garden and a separate downstairs cloakroom (WC). Along the hallway, a second reception perfect as a study or second lounge, this room echoes the home's character and offers additional space for the family. Downstairs also features a generously sized pantry, a true nod to the home's era.

Heading up the staircase, illuminated by a large stained-glass window, you'll find four well-proportioned double bedrooms. The primary bedroom, with characterful elongated windows overlooking the front, boasts a modern ensuite bathroom that adds a touch of luxury to this period home. A large family bathroom serves the remaining bedrooms.

Externally, the gardens are impeccably maintained, with lush plants, shrubs, and a lawn area. Along the side of the property a county-style gate leads to a single garage, adding to the home's practicality.

## **Lounge**

15'7" x 14'3" (4.77m x 4.35m)

## **Dining Room**

14'3" x 11'2" (4.35m x 3.41m)

## **Conservatory**

12'8" x 10'3" (3.87m x 3.14m)

## **Utility**

8'5" x 5'1" (2.58m x 1.57m)

## **Kitchen**

12'1" x 11'8" (3.70m x 3.57m)

## **Study**

12'4" x 12'1" (3.78m x 3.70m)

## **Bedroom One**

14'5" x 12'4" (4.39m x 3.76m)

## **Bedroom Two**

14'5" x 11'1" (4.40m x 3.40m)

## **Bedroom Three**

12'5" x 12'4" (3.80m x 3.78m)

## **Bedroom Four**

11'8" x 11'3" (3.57m x 3.45m)

## Bathroom

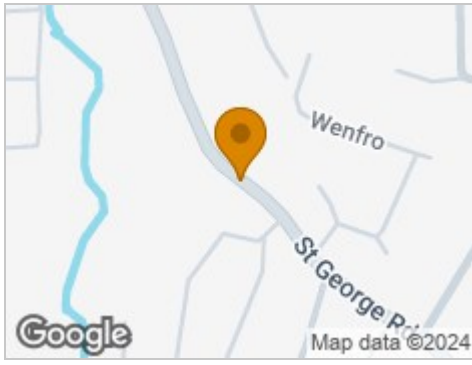
12'1" x 5'0" (3.70m x 1.54m)

## Garage

14'7" x 8'8" (4.46m x 2.66m)



## Road Map



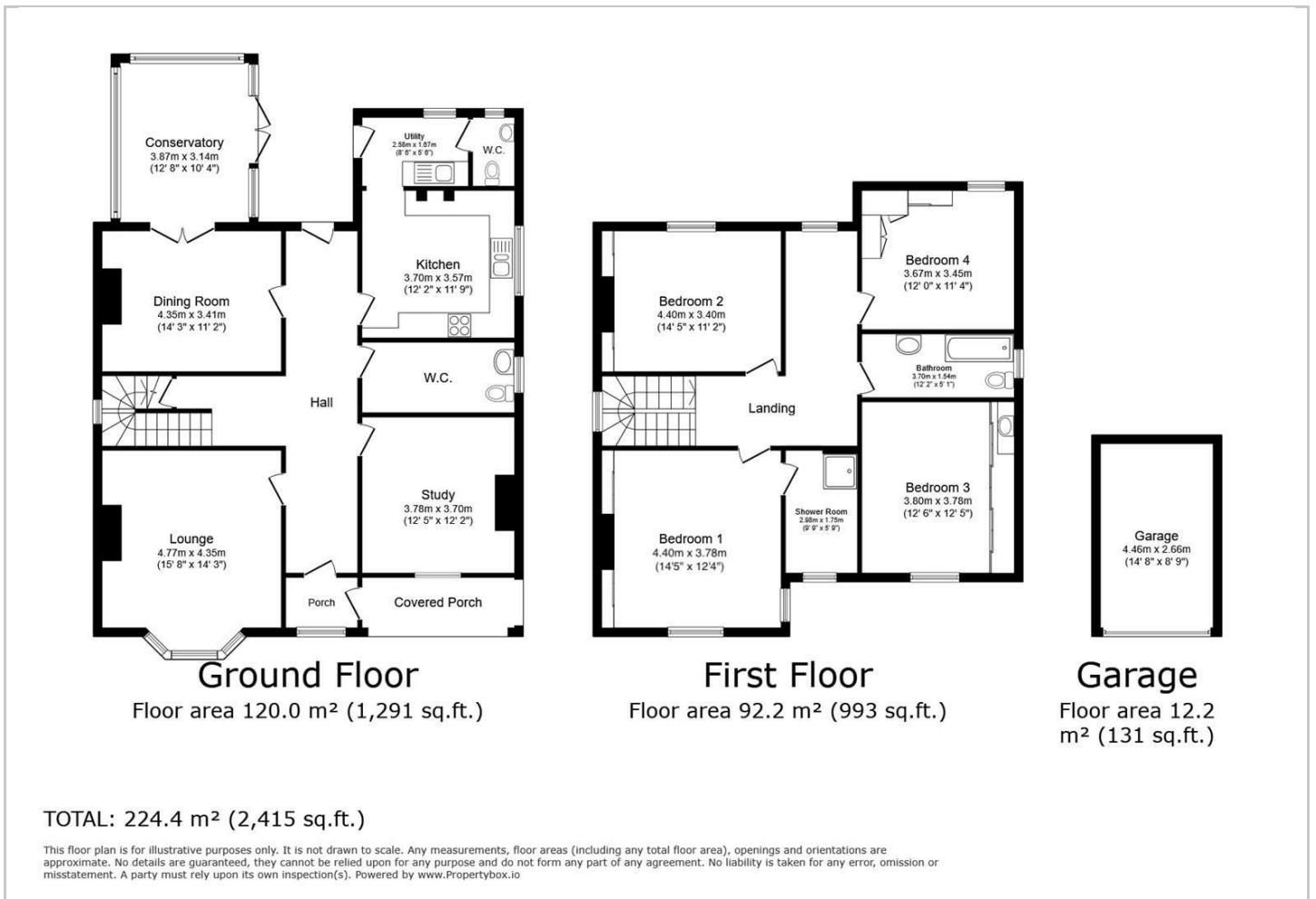
## Hybrid Map



## Terrain Map



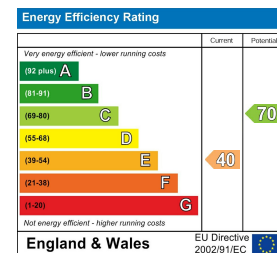
## Floor Plan



## 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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