



Lon Y Mes

Abergele, LL22 7JG

£285,000



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The Tour

The elevated position provides stunning views, while being positioned on a quiet street which forms a part of this lovely neighbourhood estates.

Entering into the front porch you have access to a downstairs cloakroom (WC), this opens to the ground floor hallway with access to the first floor and the main living room. The living room is a beautifully bright space getting plenty of light from the front facing window and the French doors in the adjacent dining room. The dining room is accessed from both the kitchen and open to the living room via glass doors. Completing the ground floor a well-appointed kitchen, fitted with plenty of modern wall and base units providing ample preparation space. A side door leads to the driveway making it a handy second entry. Heading upstairs, a spacious and bright landing thanks to the window at the top of the stairs, provides access to three generously sized bedrooms, the main bedroom benefiting from both a private en-suite and fitted wardrobes running the length of the room. A second double bedroom with fitted storage and a great size third. The space of the property largely due to the footprint of this home being that of a traditional four bedroom on this estate. The

first floor is completed with a family bathroom.

The Exterior

A hedge lined front garden adds to the curb appeal of this home, a long drive accessed from the side road leads to a single garage. To the rear a private and enclosed garden, split between a patio area and lawn. The stunning back drop of Tan Y Gopa behind you.

The Location

Porch

Cloakroom (WC)

Hallway

Living Room

16'10" x 12'4" (5.15m x 3.77m)

Dining Room

10'11" x 9'1" (3.34m x 2.79m)

Kitchen

11'1" x 9'11" (3.38m x 3.03m)

Landing

Bedroom One

13'9" x 11'11" (4.21m x 3.64m)

En-Suite

Bedroom Two

11'11" x 10'9" (3.64m x 3.29m)

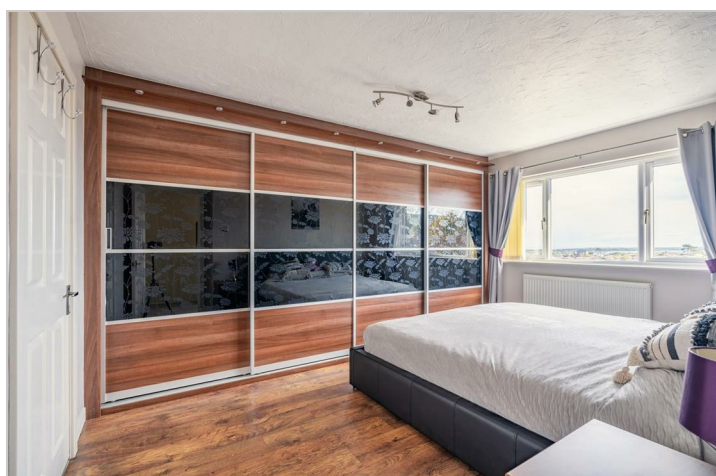
Bedroom Three

8'5" x 8'1" (2.58m x 2.48m)

Bathroom

7'5" x 6'5" (2.28m x 1.98m)

Garage



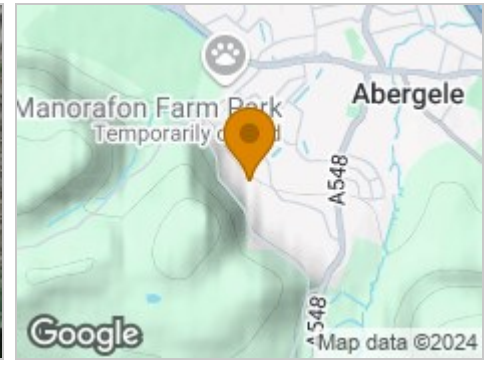
Road Map



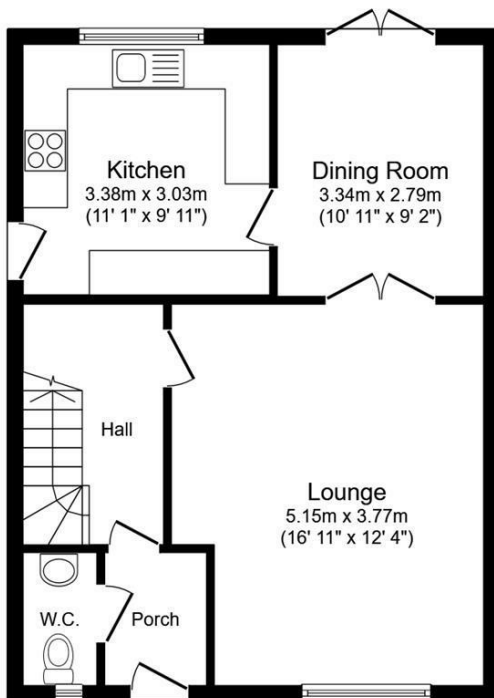
Hybrid Map



Terrain Map

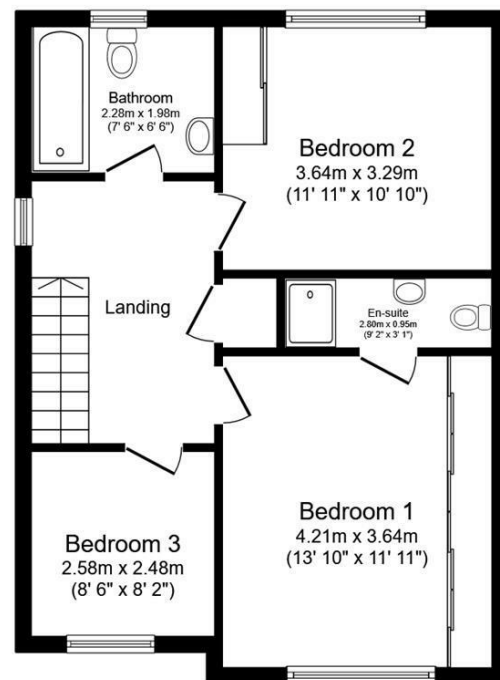


Floor Plan



Ground Floor

Floor area 53.8 m² (579 sq.ft.)



First Floor

Floor area 52.7 m² (567 sq.ft.)

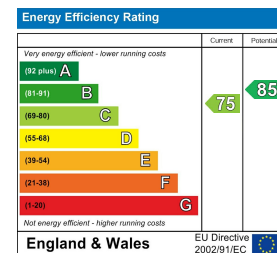
TOTAL: 106.5 m² (1,147 sq.ft.)

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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