



## High Street

Abergele, LL22 7AR

**£300,000**





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## The Tour

A spacious, 180 plus square meter property that's ready for a makeover to match your unique style and needs! With loads of room to play with, this home offers the perfect blank canvas to create your dream space.

Step inside to a generous hallway, where you'll find the main living area to the right – a huge, light-filled room with a feature fireplace at the far end, thanks to two large windows that flood the space with natural light. The hallway leads you to the kitchen, and from here, you'll have access to the rest of the ground floor.

The back of the house is where things get exciting, with tons of potential. The well-equipped kitchen flows into a bright rear sitting room, which is bathed in natural light from skylight windows and has easy access to the rear garden. This entire area offers plenty of opportunities to reimagine the space however you want. Circulating around once more, currently being used as a ground-floor bedroom with its own en-suite, but this room could easily transform into a home office, studio, or playroom – the possibilities are endless.

Upstairs, you'll find three generous double bedrooms – a rare find in a modern home. The bathroom and

toilet are conveniently separated to serve these rooms. The front bedrooms offer beautiful views over the park, with a scenic backdrop of residential Abergele.

If you're looking for a home that you can put your personal stamp on, this one's for you!

## The Exterior

Just as exciting as the inside, the outdoor space here is full of possibilities. With three garages at the back and an outbuilding accessible via the rear garden, there's no shortage of storage – plus, plenty of potential to turn these areas into something even more functional.

Accessed from both the front driveway and the main house, the garden is split into two areas, stretching c.120ft long. Right next to the house, you'll find a spacious courtyard-style spot, ideal for hosting friends, having BBQs or enjoying those sunny days. The garden then expands into a larger area, a dream for any green-thumbed enthusiasts looking to create the perfect outdoor retreat.

## The Location

Living in Abergele offers the perfect mix of peaceful countryside vibes and easy access to modern amenities. You've got everything you need, from

local shops and cafes to a thriving community feel, plus you're just a short drive away from stunning beaches and the beautiful Snowdonia National Park. For transport, it's super convenient with good links to the A55, making trips to nearby cities like Chester and Llandudno a breeze. Whether you're into outdoor adventures or just want a chilled, hassle-free lifestyle, Abergele is definitely worth considering.

## Hall

## Lounge

23'1" x 12'9" (7.04m x 3.89m)

## Kitchen

15'11" x 10'10" (4.87m x 3.31m)

## Downstairs Cloakroom (WC)

## Sitting Room

16'0" x 12'7" (4.90m x 3.85m)

## Bedroom One

15'8" x 13'0" (4.78m x 3.98m)

## En-Suite

9'10" x 8'1" (3.01m x 2.48m)

## Landing

## Bedroom Two

14'6" x 12'5" (4.42m x 3.80m)

## Bedroom Three

14'8" x 12'4" (4.48m x 3.77m)

## Bedroom Four

14'6" x 10'3" (4.42m x 3.13m)

## Bathroom

6'10" x 5'2" (2.1m x 1.58m)

## First-floor Cloakroom (WC)

## Outbuilding & Garages

19'10" x 9'3" (6.06m x 2.83m)

SEE FLOOR-PLAN FOR MORE DETAILS



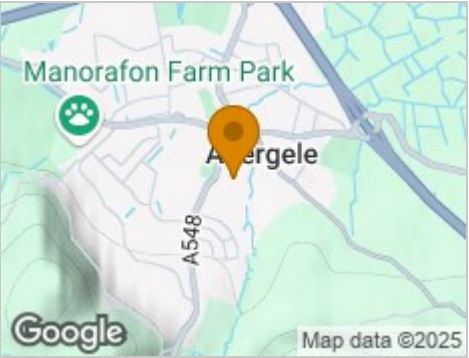
Road Map



Hybrid Map



Terrain Map



Floor Plan

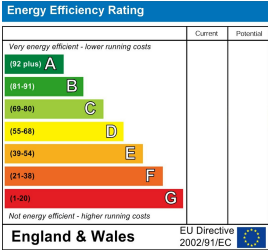


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

Viewing

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Energy Efficiency Graph



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