



## Sunray Avenue

Abergele, LL22 9AG

**Offers over £210,000**





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## The Tour

This beautifully presented bungalow invites you to experience coastal living at its finest. A private driveway leads you through a charming lawned garden to a welcoming porch, perfect for storing your belongings.

At the front, the spacious primary bedroom boasts a stunning bay window that floods the room with natural light. Soft carpets and neutral decor create a serene retreat. The second double bedroom offers a similarly calming atmosphere, providing ample space for a double bed and furnishings. The third bedroom, while smaller, is perfect for a child's room or a playroom. Conveniently located between the bedrooms, the large family bathroom features a shower, sink with storage, and WC.

The heart of the home is the inviting living area, adorned with warm lighting and a small fireplace, creating the perfect setting for relaxation with family or friends. Adjacent to this space, the dining area boasts large windows and sliding doors that lead out to the rear garden, making it an ideal spot for gatherings. Accessed through a delightful open archway, the kitchen is bright and well-appointed. With an integrated fridge/freezer, oven, and induction hob, it combines style with practicality,

ensuring you have everything you need for culinary creations. A utility space conveniently positioned adding to the functionality of this charming home.

This bungalow offers a harmonious blend of comfort and convenience, making it the perfect place to call home along the picturesque North Wales coastline. Don't miss the opportunity to make it yours!

## The Exterior

To the front of the property, a long driveway runs alongside a charming small lawned garden, creating an inviting entrance. Step through the sliding doors from the kitchen, and you'll find yourself on a spacious decked area, perfect for outdoor furniture and al fresco dining.

This area provides convenient access to the garage, offering plenty of additional storage options, along with an outdoor shed ideal for housing garden tools and equipment.

Winding stone steps create a lovely path through the lawned garden, leading you to breathtaking views of the lush countryside and rolling hills. This outdoor space is perfect for spending quality time with family or savoring a peaceful morning coffee while soaking in the stunning scenery. It truly is an idyllic setting for relaxation and enjoyment!

Tel: 01745 630322

## The Location

Just a 5-minute walk from Abergele/Pensarn Beach and the nearest train station, this bungalow boasts breathtaking coastal views in the front and lush countryside in the back. Nestled near the vibrant seaside town of Abergele, the town center is only a 10-minute drive away. Here, you'll find charming local shops, including a butchery and bakery, alongside a supermarket, small cafes, and additional transport links. The iconic Gwrych Castle adds to the area's appeal, providing a picturesque backdrop.

With quick access to the A55 expressway just a 5-minute drive away, this location combines the best of coastal living with convenient connectivity. It's the perfect spot to enjoy both relaxation and easy access to amenities.

## Porch

## Hallway

## Lounge

11'11" x 10'10" (3.64m x 3.32m)

## Kitchen

16'0" x 7'4" (4.88m x 2.26m)

## Utility Area

8'7" x 6'9" (2.64m x 2.07m)

## Dining Area

11'5" x 6'8" (3.49m x 2.05m)

## Bathroom

7'5" x 5'3" (2.27m x 1.61m)

## Bedroom One

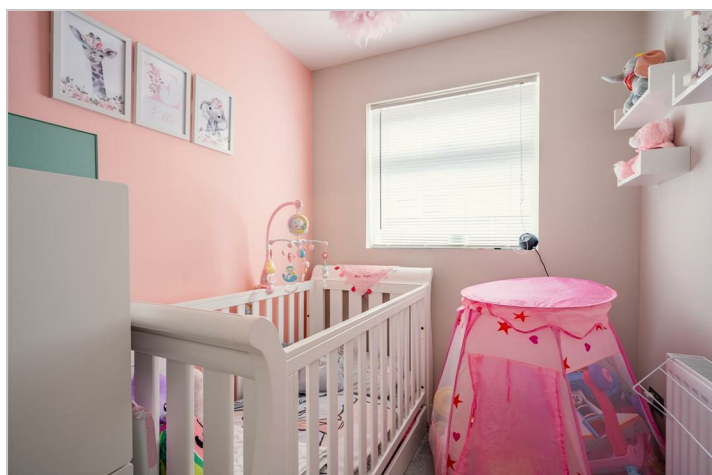
10'9" x 9'9" (3.29m x 2.99m)

## Bedroom Two

9'1" x 8'3" (2.78m x 2.54m)

## Bedroom Three

7'10" x 6'2" | (2.40m x 1.90m)



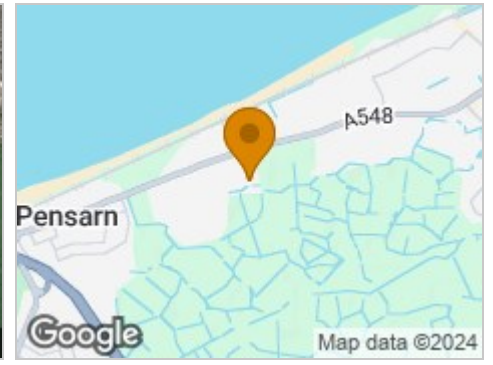
## Road Map



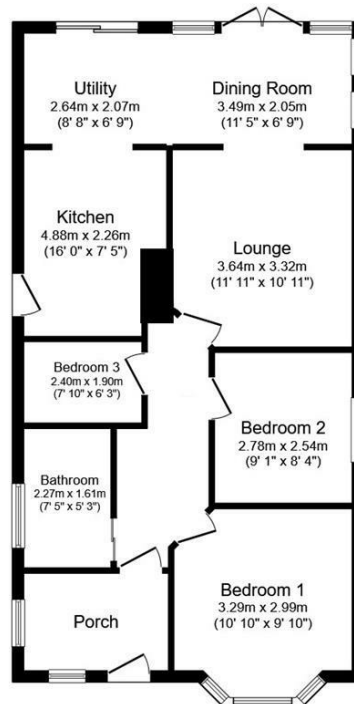
## Hybrid Map



## Terrain Map



## Floor Plan



### Floor Plan

Floor area 71.5 m<sup>2</sup> (770 sq.ft.)

TOTAL: 71.5 m<sup>2</sup> (770 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.

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## Energy Efficiency Graph

